



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 23, 2010
AGENDA DATE: June 30, 2010
PROJECT ADDRESS: 1131 Los Pueblos (MST2010-00079)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 15,921 square foot project site is currently developed with a 2,731 square foot two-story single family residence and attached one-car garage. The proposed project involves a major remodel, new entry stairs, architectural upgrade, demolition of 607 square feet and 1,028 square feet of upper level addition for the residence and a new two-car garage and storage below. The discretionary application required for this project is a Modification permit the new entry stairs to be located within the required fifteen foot front setback (SBMC §28.15.060 & 28.15.065).

Date Application Accepted: May 24, 2010

Date Action Required: August 24, 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: Bryan Murphy	Property Owner: Richard & Vera Scheeff
Parcel Number: 031-071-028	Lot Area: 15,921 sf
General Plan: 3 Units Per Acre	Zoning: E-3
Existing Use: One-Family Residence	Topography: 17% Slope

Adjacent Land Uses:

North – One-Family Residence
 South – Los Pueblos

East - One-Family Residence
 West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,620 sf	2,869 sf
Garage	283 sf	500 sf

C. PROPOSED LOT AREA COVERAGE

Building: 3,632 sf 23% Hardscape: 1,530 sf 10% Landscape: 10,759 sf 67%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 4,387 sf Proposed FAR: 3,369 sf = 76.8% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves a major remodel and change to the existing development on site. The project has been designed to comply with an architectural style that is compatible with the Riviera neighborhood. The existing entry stairs encroach into the front setback and are being changed to match the architectural upgrade of the residence, which results in a change to a non-conforming building and requires Modification approval. It is Staff's position that the change is minor in nature, enhances the new architecture, and provides a more formal entrance for the residence.

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 front setback encroachment allows for an architectural improvement, without additional floor area, without impacts to the neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 3/30/10
- C. SFDB Minutes

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

MURPHY AND ASSOCIATES, ARCHITECTS

3040 State Street, Suite C

Santa Barbara, CA 93105 Ph. (805) 569-0759 Fax (805) 569-9339

email murpharch@live.com

3-30-2010

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

Re: Modification request for 1131 Los Pueblos Road
APN: 019 210 005
Land use zone E-1

Dear Modification Hearing Officer,

This letter is intended to describe the modification request for 1131 Los Pueblos Road as follows:

I. EXISTING CONDITIONS AND PROPOSED PROJECT

The existing condition is a sloped site with an existing two story single family residence. There is a (1) car garage and a small living area on a Basement / First Floor level that is at grade to the front and left side; the main living area is above on the Second Floor, that is at grade to the rear and right.

The original building was built in the early 1920's and was added to in the 1950's, and again in 1979. It has net areas of 2,391 sq.ft. at the Second Floor, and 400 sq.ft habitable and 283 sq.ft garage at the Basement / First Floor (2,731 sq.ft total habitable 3,014 sq.ft. total overall). The building was located to the east end of the site and it was built close to the front yard setback line, with a stairway that encroaches approximately 2' into the adjusted 15' front yard setback, the front half of the lot slopes 20% or greater so (the front setback is adjusted down 5').

Our proposal is as follows:

1. To add a new garage (500 sq.ft.) at the Basement / First Floor level with an interior stairway, elevator and hallway connection to the main level above.
2. To add a new Master Suite, Kitchen and Laundry area addition (of 738 sq.ft.) on the Second Floor above the new garage and storage or crawl space area.
3. To add a Bedroom & Bath addition (of 290 sq.ft.) at the Second Floor bedroom wing over new crawl space.
4. To demolish 607sq. ft of the existing Second Floor and replace with a new 542 sq.ft. covered patio at the rear of the house.
5. To add a 498 sq.ft. deck addition to the existing front entry deck and a roof covering to both the new and existing decks..
6. To replace, in the same location, but slightly larger and reconfigured, the front entry stair.

II. MODIFICATION REQUESTS

The modification request is as follows:

To allow the front entry stair, coming from Street level to the Front Entry Deck to be replaced, largely in place, with a stair that is slightly larger than the existing stair and is reconfigured to ascend in one straight run rather than switching back at a mid level landing, as does the existing. The existing stair is minimal in width while the proposed one is a bit more generous (especially at the bottom where it flares out to grade with a curving plaster wall that terminates in a round plaster newel. The width at the base of the proposed stair is approximately 6'-6" at the first riser and 4'-6" wide at the top. This proposed stair would encroach,

MURPHY AND ASSOCIATES, ARCHITECTS

3040 State Street, Suite C

Santa Barbara, CA 93105 Ph. (805) 569-0759 Fax (805) 569-9339

email murpharch@live.com

at the widest point of the newel base, approximately 5'-10-1/2" into the required 15' front yard setback. At the top of the stair the proposed encroachment is 2'-0" (the same amount the existing stairs encroaches into the required 15' front yard set back).

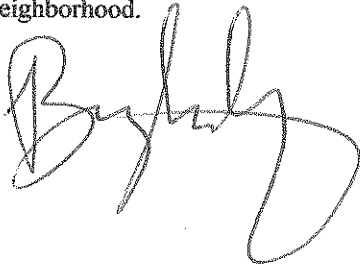
III. PROJECT BENEFITS

We feel these modifications are appropriate for the following reasons:

- 1 - Like much of the Riviera area this is a sloping lot, it slopes, at the east end, up quickly from the street and locating the building further from the roadway creates a much greater hardship in terms of dealing with the slope.
- 2 - The original house was built close up to the front setback line with an existing stair located partially in that front yard setback and most of the proposed stair will only replace the existing stair in place extending and widening only at the bottom where it is closest to grade.
- 3 - Again, like much of the Riviera area properties, this house has had, for many years, elements that project much closer to the street than would happen on flat land properties. There is in fact quite a bit of precedence in the surrounding area for buildings that encroach into the front yard setback; with many of the houses including the house directly across the street (821 De La Guerra) having a garage built right up to the street and property line. Also the adjacent house to the east (1209 De La Guerra) appears to have a retaining wall and stair in the front setback and one house further east (1215 De La Guerra) again appears to have its garage located largely in the setback area etc. etc. as many of the adjacent properties have encroachments.
- 4 - The project intends to retain the existing front entry deck and building adjacent to it and these need to have a stair element to connect them to the street. This deck in order to be really functional needs to be full width, without a portion of the stair being cut out of it. The proposed stair will replace the existing stair while encroaching only slightly more than the original and will not significantly intensify the buildings impact on the neighborhood.

Thank You

Bryan Murphy



1131 LOS PUEBLOS – SINGLE FAMILY DESIGN BOARD MINUTES

April 26, 2010

Present: Bryan Murphy, Architect.

Public comment was opened at 6:20 p.m.

A letter in opposition from Paul Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Continued to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) The size, bulk, and scale, and style and quality of architecture are appropriate to the Riviera neighborhood.
- 2) The Modification to permit stair encroachment into front yard setback is acceptable.
- 3) Study preserving the Redwood trees at the rear of the property.

Action: Mahan/Woolery, 6/1/0. Motion carried. (Mosel opposed to the setback encroachment.)

