



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 29, 2010
AGENDA DATE: October 6, 2010
PROJECT ADDRESS: 2010 Garden Street (MST2010-00216)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *Rm*

I. PROJECT DESCRIPTION

The project site is located on the corner of Garden and Mission Streets. Current development on site consists of a single family residence, detached accessory building, and swimming pool. The proposed project involves a remodel and roof change to the accessory structure. The discretionary application required for this project is a Modification to permit alterations within the required ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: September 13, 2010 Date Action Required: December 13, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Tai Yeh	Property Owner: Girod Family Trust
Parcel Number: 025-331-015	Lot Area: 23,294 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One Family Residence	Topography: 13% Slope

Adjacent Land Uses:

North – One Family Residence	East - Mission Street
South – Garden Street	West – One Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,820 sf	4,820 sf
Accessory Space	540 sf	540 sf

C. PROPOSED LOT AREA COVERAGE

Building: 3,050 sf 13% Hardscape: 2,860 sf 12% Landscape: 17,384 sf 75%

IV. DISCUSSION

The project site was originally developed in the 1940's with a single family residence and detached two-car garage. However, access to the garage was never provided. Since 1972, when a swimming pool was constructed on the site, the "garage" has been used as a pool cabana. Due to different zoning requirements at the time of construction, the cabana is non-conforming to the current 10' interior setback. The current owners are proposing to remodel the cabana. A new clay tile roof and a parapet, that will increase the roof height by 12" within the setback, are being proposed. The roof change will allow for an architecture style that is compatible with the residence. The proposed change was reviewed by the Single Family Design Board who considers the proposed change to be "an architectural enhancement" to the property. Staff supports the Modification being requested, which will allow for an upgrade to the 1972 structure without adding floor area within the required setback.

V. FINDINGS AND CONDITIONS

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 roof alterations will allow an architectural upgrade to the existing accessory building without intensification of use or impacts to the adjacent neighbors.

Said approval is subject to the condition that any plan submitted in conjunction with this Modification approval shall show the hedge along the front lot line facing Mission Street in compliance with SBMC §28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 13, 2010
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Tai Yeh Architect
P.O.Box 92059
Santa Barbara, CA 93190

Sept 13, 2010

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

Re: Modification Request for 2010 Garden Street, MST:2010-00216, APN: 025-331-015,
E-1 zone

Dear Staff Hearing Officer,

There is an existing house (4,820 sq.ft.) and a small accessory building (540 sq.ft) on the property. The accessory building currently encroached 5' into interior set back on the North-Westerly side of the property. All the buildings have building permits according to the City building files.

The modification being requested is to allow accessory building to receive new roof material (from asphalt composition to clay tile) and add roof parapet within 5' encroachment. The proposed design will not increase the foot print of the building. Roof slope and height will remain very much the same except the two parapet (2' higher at the peak of existing roof, 12" higher within the encroachment). Parapets only occur at two gable ends.

The major benefits of having proposed alteration are: Design shall be more consistent with the existing house; improve current deteriorating structure for safety reason; no visual impact to the neighbors.

Sincerely,



Tai Yeh Architect

2010 GARDEN STREET – SINGLE FAMILY DESIGN BOARD REVIEW

August 30, 2010

Public comment: A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to the Staff Hearing Officer with comments: 1) the improvements are an architectural enhancement. 2) Provide a color board and cut sheet for exterior light fixtures.