



City of Santa Barbara

California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 2, 2010
AGENDA DATE: December 15, 2010
PROJECT ADDRESS: 1330 Rialto Lane (MST2010-00376)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, Senior Planner *RB*
 Tony Boughman, Planning Technician II *T.B.*

I. PROJECT DESCRIPTION

The 7,927 square foot project site is currently developed with a 2,048 square foot one-story single-family residence and an attached 420 square foot two-car garage. The proposed project involves the addition of 12 to 15 inch high parapet walls around the roof of the existing flat roof structure and a slight increase in the height of the roof behind the parapet to allow a layer of insulation to be added. A 46 square foot portion of the existing higher roof over the front entry encroaches into the front setback. This portion would be increased in height from 13 feet 5 inches to 13 feet 8 inches. The discretionary applications required for this project are three Modifications to permit the increased height of the structure within the required thirty-foot front setback and the two ten-foot side setbacks (SBMC §28.15.060).

Date Application Accepted: November 30, 2010 Date Action Required: March 2, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted, making the findings in Section VI of this report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: John Beauchamp, Architect	Property Owner: Dennis & Els Andersen
Parcel Number: 049-242-020	Lot Area: 7,927 square feet
General Plan: Residential 3 units per acre	Zoning: E-1
Existing Use: Single-Family Residence	Topography: 5% Slope

Adjacent Land Uses:

North – One-Family Residence
South – One-Family Residence

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

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,048 s.f.	2,048 s.f.
Garage	420 s.f.	420 s.f.
Accessory Space	none	none

IV. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities, and Section 15305(a), Minor Alterations in Land Use Limitations.

V. DISCUSSION

The project site is located in the Bel Air neighborhood and in the Hillside Design District. The existing one-story single-family residence is non-conforming to the front and two interior setbacks. The existing roof is flat and is not insulated. Proposed roof improvements consist of insulating the roof and creating a slight ¼ inch per foot slope to improve drainage with a minor increase in height, and an associated parapet. Modifications are required to allow the increase in roof height to occur within the front and two interior setbacks.

Staff is in support of the requested zoning modifications because the project is a minor vertical encroachment of 12 to 15 inches beyond the existing low, one-story roof, resulting in walls that are less than 11 feet in overall height and a small encroachment of the higher roof would increase by 3 inches to 13 foot 8 inches. The project will not expand the existing exterior walls or roofs any farther horizontally into the setbacks. The parapet walls will conceal the roof improvements and existing roof penetrations while providing an aesthetically attractive update to the architectural style. There is no prevailing architectural style in this neighborhood. Two other houses in the immediate neighborhood have the same architectural style as the existing structure. The proposed parapet roof will also be compatible with the neighborhood. Single Family Design Board review is not required because the average slope of the lot is less than 20% and the building height is less than 17 feet.

VI. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed encroachments into the front and interior setbacks are minor increases in height only, are necessary to improve the existing roof, and will not provide additional floor area within the setbacks.

Exhibits:

- A. Project Plans (under separate cover)
- B. Applicant's letter, dated November 30, 2010

Contact/Case Planner: Tony Boughman, Planning Technician II
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Phone: (805) 564-5470 x4539

JOHN BEAUCHAMP - ARCHITECT
ELEVEN MODERN
ARCHITECTURE + INTERIORS + DESIGN

November 30, 2010

City of Santa Barbara
630 Garden Street
Santa Barbara, CA

RE: ZONING MODIFICATION REQUEST - 1330 RIALTO LANE

Staff Hearing Officer,

We are requesting a Zoning Modification to an existing, single story residence of 2,048 SF with an attached two car garage. The structure currently is considered non-conforming with regard to the front and interior setbacks.

The modification being requested is to allow a parapet to extend above the existing perimeter walls to a height of approximately 12" and 15". This parapet will allow for future rooftop insulation in the form of rigid, tapered insulation and allow for a roof slope of ¼" per foot. The current roof is flat and is not insulated. The parapet would have an added benefit of screening the existing roof penetrations from the sidewalk. The parapet would not negatively affect any neighboring property and is an improvement to the street front view. The project would also include extending the existing plaster finish over the parapet and applying a smooth coat finish over all existing plaster surfaces to aid in hiding the seam between existing and new surfaces.

Additionally, we would like to ask that the City consider the parapet as one item and have this processed as one Zoning Modification instead of 3 separate Zoning Modifications. The associated costs to the Owners to review this request as three separate items does not seem in the spirit of the original intent of the Zoning Modification process.

Thank you for considering our request.

Sincerely,



RECEIVED
NOV 30 2010
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PLANNING DIVISION

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EXHIBIT B