

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 2, 2011
AGENDA DATE: March 9, 2011
PROJECT ADDRESS: 1229 Calle Cerrito Alto (MST2011-00004)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 1.06 acre site is currently developed with a fire damaged residence and detached guest house. The guest house, which was constructed without benefit of permits, will be demolished. The proposed project involves repair, alterations, and 1,492 square feet of additional floor area for the residence, new entry stairs, and an attached two-car carport. The discretionary applications required for this project are Modifications to allow alterations and additions within the required 35' front and both 15' interior yard setbacks (SBMC §28.15.060).

Date Application Accepted: January 27, 2011 Date Action Required: April 27, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve a portion of the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Rex Ruskauff	Property Owner:	Diana Thomson
Parcel Number:	041-120-033	Lot Area:	1.06 Acre
General Plan:	5 Units Per Acre	Zoning:	A-1
Existing Use:	One Family Residence	Topography:	32% Slope

Adjacent Land Uses:

North - One Family Residence	East - One Family Residence
South - One Family Residence	West - Calle Cerrito Alto

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,398 sf	+ 1,492 sf = 3,890 sf
Garage	360 sf carport	360 sf carport
Accessory Space	1,700 sf to be removed	None

C. PROPOSED LOT AREA COVERAGE

Building: 1,944 sf 4% Hardscape: 2,180 sf 5% Landscape: 43,509 sf 91%

IV. DISCUSSION

The project site is an irregularly shaped 1+ acre lot with slope in excess of 30% over the rear half of the lot. The property was originally developed in 1975 with a two-story single family residence and attached two-car carport. To avoid extensive grading related to the topography, Modifications were granted at that time to allow development to be located within the front and both interior setbacks. An arson fire in 2010 left the existing structures standing but damaged. During routine fire inspections at the site, it was noted that the existing development differed from what was represented on the approved archive plans. As a part of the fire repair, the owners are required to legalize or remove unpermitted alterations, which include conversion of portions of the understory to habitable space, enclosing decks, installation of site walls, and a second detached dwelling unit constructed partially on to the adjacent neighbor's property. The changes to the front entry, a door and landing off the master bathroom, and a change of use for a 50 square foot portion of the understory, require Modification approvals. All remaining changes to the site will conform to current setback requirements.

Staff supports the Modifications being requested which will allow alterations to the required parking and entry porch areas, but does not support the Modification being requested to install an exterior door and landing on a portion of the residence currently located within the required interior setback.

Due to the project site's location within the Hillside Design District and overall slope in excess of 20%, the project requires review and approval by the Single Family Design Board (SFDB). The project will return to SFDB for further review after the SHO Hearing.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification for the proposed changes to the front entry and conversion of understory space to habitable floor area are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed changes will allow for fire damage repair and minor floor area improvements to the existing development on site without impacts to the immediate neighbors.

The Staff Hearing Officer finds that the Modification for the proposed door and stairway off of the master bathroom is not consistent with the purposes and intent of the Zoning Ordinance and

is not necessary to secure an appropriate improvement on the lot. The new door is an extraneous opening and ingress/egress point for a structure that currently encroaches into the front and both interior setbacks. Sufficient ingress/egress points currently exist within the residence, including the front entry, which is within 25 feet of the master bathroom.

Said approval is subject the following conditions:

1. All as-built construction shall be shown on plans with details of method of legalization, including demolition of the detached accessory building.
2. The pair of walls to the west of the carport shall be modified to prevent use of the area for storage.
3. The project shall return to the SFDB for review and Project Design Approval prior to submitting for building permits.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated January 26, 2011
- C. SFDB Minutes

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

January 26, 2011

Roxanne Milazo
Zoning Modification Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: The Fire-rebuild / Addition to the Thomson Residence
1229 Calle Cerrito Alto

Roxanne,

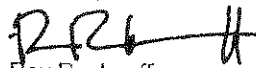
I am requesting on behalf of Diana Thomson relief three setbacks at the above referenced address. The configuration of their lot and the location of the existing residence make these setback reductions necessary to repair the fire damage to the home. Two of the three requested modifications were granted to the property to build the original house. The third is necessary to widen the garage to meet current standards.

To give you some background, the lot is very steep and has a limited area to build on. The original house was granted modifications to the front yard and northern interior yard setbacks in order to build the house that exists today. Due to an error by the surveyor who staked the corners of the house for construction, the project requested and was granted additional relief on the front and interior setbacks (the surveyor staked the corners of the foundation, forgetting that the second floor cantilevered over the foundation in two directions). We are proposing to rebuild the Master Bedroom wing that was damaged in a fire in the exact same location, the exact same size and to the exact same height as the original house. Our request for modifications is because we are eliminating a large window that was into a Den and relocating the Master Bathroom windows approximately 7'6" closer to the street. We will need the northern interior yard setback reduced from the required 15' to 6'3" to accomplish this. The side of the house fronts the neighbors 2 car garage with no windows and is separated by a 6' high CMU and plaster wall on the property line so the impact to the neighbor will be no different than it has been since 1976.

The second modification we are requesting is to reduce the frontyard setback from the required 35' to 7'10". This is necessary to rebuild the Master Bedroom wing as mentioned above and to reconfigure the exterior entry steps and front door. Both of these modifications were require to build the house and the reason we need to re-request them is the relocation of the windows in the Master Bath and the redesign of the front entry. The size, bulk, scale and location of the house will remain the same.

I look forward to hearing from you soon. If you have any questions, or need additional information please give me a call.

Sincerely,



Rex Ruskau,
Architect,
C23229



STUDIO

architecture & design

Rex Ruskau, Architect
6152 Pedernal Ave
Goleta, CA 93117

EXHIBIT B

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1229 CALLE CERRITO ALTO SINGLE FAMILY DESIGN BOARD MINUTES

January 31, 2011

Thomas Crandall spoke with concerns regarding the existing "guest house" to be demolished.

Continued indefinitely to the Staff Hearing Officer (SHO):

- 1) The encroachment to improve the use of the two-car carport in order to obtain 20'X20' is supported provided the plate height does not exceed 8-feet in height measured from the top of the concrete.
- 2) The Board would prefer to see a maximum 10-foot wide garage door at the south elevation.