



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 27, 2011
AGENDA DATE: May 4, 2011
PROJECT ADDRESS: 2105 Anacapa Street (MST2008-00311)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner *RLB*

I. BACKGROUND

The subject property is a 9,448 square foot site located on the corner of Anacapa and Padre Streets. Current development on-site consists of a single family residence and detached garage, which encroach into both front and interior setbacks. On March 25, 2009, the Staff Hearing Officer (SHO) approved a project that required Modifications to allow alterations within both 30-foot front setbacks. That decision was appealed to the Planning Commission and, on June 4, 2009, the Planning Commission denied the appeal and upheld the SHO's decision to approve the project.

II. DISCUSSION

At the time of the SHO approval, the applicant was proposing demolition of the existing structures and construction of a new 3,339 square-foot, two-story single family residence with attached 420 square-foot garage.

Since approval of that project, the applicant has chosen to reduce the scope of the project to include partial demolition of the existing structures and construction of a 2,860 square-foot, one- and two-story residence and attached 420 square-foot garage. The applicant is requesting that staff make a determination as to whether the revised project is in substantial conformance with the previously approved project. Given the scope of the project, Staff is seeking input from the SHO prior to making our final determination.

Proposed Revisions

The portion of the East elevation within the Anacapa Street front setback would remain similar to the original approval, with the exception of replacing one existing window with a window of a similar (but slightly smaller) size, rather than replacing it with a significantly smaller window. Staff does not have concerns with this aspect of the revised project, in terms of it being in substantial conformance with the prior SHO approval.

Rather than demolish the northern wall of the residence and rebuild it in compliance with the required ten-foot interior setback as previously proposed, the applicant is now proposing to retain that nonconforming wall and make no fenestration changes to it. Staff does not have concerns with this aspect of the revised project, in terms of it being in substantial conformance with the prior SHO approval.

The final revision involves retaining a 15-foot long portion of the southern wall of the residence that was proposed to be removed and set back to meet the required 30-foot front setback off of Padre Street. Rather than relocate the wall to be in compliance with the front setback and add two sets of French doors to that elevation, the applicant is proposing retain the wall at the nonconforming distance of 20 feet from the property line and add the two sets of French doors in the same plane as the existing wall. Staff has a concern with this element of the proposed project, in terms of it being in substantial conformance with the prior SHO approval. In the prior project approval, the new openings would occur in a new wall located outside of the front setback, and they are now being proposed within the front setback. While this change may not present significant zoning issues in concept, Staff is not prepared to consider this change in substantial conformance with the original SHO approval without first receiving input from the Staff Hearing Officer.

Design Review

This prior project received Preliminary Approval by the Single Family Design Board (SFDB) on July 20, 2009. That decision was appealed to the City Council and, on October 6, 2009, the City Council denied the appeal and upheld the SFDB's approval. If the revised project is found to be in substantial conformance with the original SHO approval, the applicant will return to the SFDB to seek Project Design Approval.

Exhibits:

- A. Revised Site Plan (under separate cover)
- B. Previously Approved Project Plans (under separate cover)
- C. Applicant's letter, dated March 29, 2011

Contact/Case Planner: Renee Brooke, Senior Planner
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ARCHITECTURE & ALLIED ARTS

Britton Jewett
Studio 7 Architecture and Allied Arts
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Santa Barbara, CA 93101
Date 3/29/2011

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

RECEIVED
MAR 30 2011
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Level 2 Substantial Conformance

Dear Staff Hearing Officer,

There is an approved two story remodel to a residence located at 2105 Anacapa Street, Banta Barbara, CA.

The approved design incorporates portions of the existing residence that are inside required setbacks. A revised design eliminates the second floor of the approved scheme and maintains the door and window locations as approved in the previous design.

The proposal to remove the second floor is the primary change to the previously approved scheme.

The East Elevation of the revised design incorporates the approved window changes at the South projecting room. A new window is located within the existing opening at the North setback portion of the elevation. The entry door location is consistent with the previous design and is not within the setback.

The revised South elevation window sizes match the previously approved design. The doors and windows are set within the existing wall, the doors were set back from the existing wall in the previous design.

The windows and doors of the new design have been designed to be substantially the same as those approved at the lower story of the previous design.

Sincerely,

A handwritten signature in black ink, appearing to read "Britton Jewett".

Britton Jewett

BRITTON L. JEWETT, AIA