



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 23, 2012
AGENDA DATE: May 30, 2012
PROJECT ADDRESS: 2425 Calle Galicia (MST2011-00320)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*

I. PROJECT DESCRIPTION

The proposed project includes construction of a 42 square foot first-story and 832 square-foot second-story addition to an existing 1,873 square foot, one-story, single-family residence with attached two-car garage on a 10,107 square-foot lot. The project also includes an interior remodel of the residence and associated roof, window and door changes. The discretionary applications required for this project are:

1. A Modification to allow for window changes in the front façade, within the 30-foot front setback (SBMC §28.15.060 and §28.92.110);
2. A Modification to allow for a minor increase in roof height within the 30-foot front setback (SBMC §28.15.060 and §28.92.110), and;
3. A Modification to allow new windows along the east elevation, within the ten-foot interior setback (SBMC §28.15.060 and §28.92.110).

Date Application Accepted: April 19, 2012

Date Action Required: July 18, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	On Design LLC	Property Owner:	Miguel Munoz
Parcel Number:	041-412-003	Lot Area:	10,107 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1 (Single family zone)
Existing Use:	Single-Family residence	Topography:	19% avg. slope

Adjacent Land Uses:

North – single-family residence (1-story) East - single-family residence (2-story)
South – single family residence (1-story) West – single-family residence (1-story)

B. PROJECT STATISTICS

	Existing (net)	Proposed (net)
Living Area	1,873 sq. ft.	2,747 sq. ft.
Garage	443 sq. ft.	443 sq. ft.

C. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.37 Proposed FAR: 0.32 = 85% of Max. Allowed FAR

IV. DISCUSSION

The proposed project includes first- and second-story additions to an existing 1,873 square-foot single-story residence with attached two-car garage, on a 10,107 square-foot lot. The project scope also includes an interior remodel and window, door, and roof form changes.

The existing residence is nonconforming to the required 30-foot front setback and the ten-foot interior setback to the east. The proposed additions would comply with all current setback requirements. As part of the larger remodel project, two windows that project out from the front façade would be replaced with windows flush with the façade, but they would be slightly larger than the current windows, requiring Modification approval. Additionally, two new windows would be added to the east elevation, within the interior setback, also requiring Modification approval.

The overall roof form of the house would be altered as part of this project, resulting in removal of the gable roof over the garage and replacing it with a low-pitched hip roof. The proposed changes to the single-story portion of the roof are a significant improvement in terms of compliance with the Solar Access requirements and would result in a reduction in height for the most part. However, a very small portion (approximately 22 square feet) of the proposed roof area within the front setback would increase in height (ranging from one to 18 inches) over existing conditions, requiring Modification approval.

The project was originally approved by the Single Family Design Board (SFDB) on January 9, 2012. The increase in roof height and need for Modification approval was noted in building plan check, and so the project returned to SFDB on April 30, 2012. At that meeting, the SFDB stated that the proposed modifications are aesthetically appropriate and would not pose consistency issues with the Single Family Residence Design Guidelines.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modifications for the front setback encroachments are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed window and roof changes within the front setback are minor in nature and are not expected to negatively impact the immediate neighborhood. The resulting single-story roof form would actually be reduced in height for the most part, an improvement over existing conditions.

The Staff Hearing Officer finds that the Modification for the new windows in the interior setback is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed windows are located on the first floor, are relatively modest in size and, given the change in topography between the two lots, are not expected to negatively impact the immediate neighbor to the east.

Exhibits:

- A. Site Plan (under separate cover)
- B. SFDB Minutes, date April 30, 2012
- C. Applicant's letter, dated March 28, 2012

Contact/Case Planner: Renee Brooke, AICP, Senior Planner
(rbrooke@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4466

NOTICE: On Wednesday, April 25, 2012, the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

REVIEW AFTER FINAL

A. 2425 CALLE GALICIA

E-1 Zone

Assessor's Parcel Number: 041-412-003
 Application Number: MST2011-00320
 Owner: Miguel Alejandro Munoz
 Architect: On Design Architects

(Proposal to construct a new 832 square foot second-story addition and a 42 square foot one-story addition to an existing 2,316 square foot single-family residence, including an attached 443 square foot two-car garage. The proposal includes new stairs, terraced 3.5 foot tall site retaining walls and patio area in the front yard, and a new 167 square foot second-story deck over the rear yard. The proposed 3,190 square foot residence, located on a 10,107 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final for window changes on the east and north elevation and an increase to the roof height. Comments only; project requires Staff Hearing Officer review for requested zoning modifications.)

Continued indefinitely to the Staff Hearing Officer to return to the Consent Calendar with the comment that the Board found that the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

REFERRED BY FULL BOARD

B. 958 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-232-010
 Application Number: MST2012-00020
 Owner: Daniel Greiwe and Phyllis Myers
 Designer: Chris Cottell

(Proposal to construct 353 square feet of new additions, to include 203 square feet on the ground floor and 150 square feet on the second floor, and exterior and interior remodel to an existing 3,434 square foot, two-story, single-family residence, including an attached 451 square foot two-car garage and 170 square foot storage area. The proposal also includes 797 square feet of new second-story decks, new ground level decks and patios, a new pool, new site retaining walls and landscaping, and approximately 120 cubic yards of grading. The proposed total of 3,787 square feet, located on a 29,858 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot-area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on January 30, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

Public: Barbara Bonadeo, neighbor, was present for the hearing.

Final Approval as submitted of the Architecture only. Landscape plan continued indefinitely to Consent Calendar.



ON DESIGN, ARCHITECTURE & PLANNING

829 De La Vina Street, Suite 200, Santa Barbara, CA 93101
Mailing Address: P.O. Box 489, Santa Barbara, CA 93102
PH: (805) 564-3354 FAX: (805) 962-3904

Date: 3/28/12

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

Re: Modification Request for 2425 Calle Galicia, SB CA 93105; 041-412-003, E-1

Dear Staff Hearing Officer:

There is an existing single-story residence (2,447 sq. ft.), with an attached two-car garage. The house and the garage currently encroach into the front yard setback seven feet, six inches on to the northern side of the property. The house also encroaches two feet into the interior setback on the east side of the property. The existing residence has building permits. The proposal of the project is to build a second story addition (871 sq. ft.) on the eastern side of the property. The project shall also consist of an addition to the first story (54 sq. ft.) on the rear of the house on the southern side of the property. The project will also include an interior remodel of the existing residence.

The modification requested is a front yard setback reduction per zoning ordinance 28.15.065. The reduction is requested since the existing site has a slope of 23.9% in the front 50% of the lot. The proposed reduction will allow the front yard setback to be reduced from 30'-0" from the front property line to 25'-0". The reduction will bring the front of the house 5'-0" out of the setback. This will mean that the front of the house is only encroaching 2'-0" into the front yard setback.

The second modification requested is to allow the front of the house to encroach 2'-0" into the front yard setback. The encroachment will allow the replacement of the existing windows along the front of the house. Also, the encroachment will allow the replacement of the entire existing roof which will now comply with the city solar ordinance. SEE A-6.3

The major benefits of the setback reduction are: That it will minimize the amount of the existing residence within the existing setback; the encroachment allows for the reduction in the roof massing that will allow the house to meet solar compliance.

Sincerely,



ON Design Architects

RECEIVED
MAY 01 2012

CITY OF SANTA BARBARA
PLANNING DIVISION