



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 6, 2012
AGENDA DATE: June 13, 2012
PROJECT ADDRESS: 20 Cedar Lane (MST2012-00185)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Kelly Brodison, Assistant Planner

I. PROJECT DESCRIPTION

The 10,195 square-foot site is currently developed with a one-story single family residence and attached 378 square-foot garage. A permitted addition/remodel project is currently underway on the site. The discretionary application required for this project is a Modification to enlarge the size of the front door and to install three bay windows within the 30-foot front setback (SBMC §28.15.060 and §28.92.110).

Date Application Accepted: May 14, 2012

Date Action Required: August 13, 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/Owner: Robin Donaldson

Parcel Number: 015-093-009

General Plan: Hillside Low Density Res.

Existing Use: Residential

Lot Area: 10,195 sq. ft.

Zoning: E-1

Topography: ~1%

Adjacent Land Uses:

North – single-family residence (1-story)

South – single family residence (1-story)

East - single-family residence (1-story)

West – single-family residence (1-story)

B. PROJECT STATISTICS

	Existing (Net)	Proposed
Living Area	2,000 sq. ft. (addition under construction)	No Change
Garage	378 sq. ft.	No Change

IV. DISCUSSION

The proposed project includes the as-built installation of a larger front door (an 8' tall door replacing an existing 6'-8" tall door) and the as-built replacement of three existing windows with bay windows that project 12" out from the front wall of the structure.

The existing residence is nonconforming to the required 30-foot front setback. Although no new square footage is being added with this application, the proposed changes occur within the front setback and a Modification is required for the enlarged door and encroaching windows.

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 window and door changes are minor in nature and are not expected to negatively impact the immediate neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 29, 2012

Contact/Case Planner: Kelly Brodison, Assistant Planner
(kbrodison@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4531

Robin Donaldson, AIA
P.O. Box 53
Santa Barbara, CA 93102

May 29, 2012

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

Re: Modification Request for 20 Cedar Lane; 015-093-009; E-1

Dear Staff Hearing Officer:

There is an existing 1,600 SF residence with an attached garage. The home is under permit for a remodel and addition. There are several active permits and construction is currently under way. See permit # BLD 2010-01147 for residence addition, and permit # BLD 2011-01807 for interior alterations and window replacement. All the window replacements are installed under permit. However 3 windows on the south elevation (street side) of the home were installed in a "bay window" style and the building inspector questions whether this is a "like for like" replacement for these windows. Therefore we are submitting a permit revision to the window replacement permit for the 3 bay windows installed on the street side of the home (south elevation). The bay windows are installed in the original window location and sizes are the same as the original windows. The only difference is that they bay out 12 inches from the face of the existing wall. They substantially conform to the bay window definitions in the city ordinance and do not add any square footage to the residence. In addition the existing 6'-8" front door on the same elevation as the bay windows will be replaced with a slightly taller 8'-0" front door.

Modification #1

The modification being requested is to allow the bay windows to encroach 12 inches into the front setback. This modification request is necessary since the wall in which these windows are to be installed encroaches in the front setback in a legal non-conforming condition. The proposed bay windows help to add daylight to the house. The existing windows were small for their type and the room size they served and were shadowed by the roof eave. A new taller front door is proposed to match the updated bay windows.

The benefits of these 12" bay windows are that they provide more day lighting benefits for the interior of the residence without increasing the window size or altering the original window layout of the home. We considered installing skylights to help add light to the rooms on this side of the home but they would be visible from the street thus having a negative impact on the appearance of the home and could be seen from the public street. A similar home, two properties to the east, sits closer to the street and has a large bay window. It has no negative impact on the neighborhood. The bay windows are in a wall that steps back from the garage which pushes out closer to the street thus minimizing the visual significance of the bay windows.

Sincerely,


Robin Donaldson, AIA

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PLANNING DIVISION