




City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 12, 2012
AGENDA DATE: September 19, 2012
PROJECT ADDRESS: 1313 Gillespie Street (MST2012-00327)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner
 Suzanne Riegle, Assistant Planner 

I. PROJECT DESCRIPTION

The site is currently developed with a 1,470 square foot, one-story residence and a detached three-car garage. The proposal involves constructing a 60 square foot, partially covered front entry deck and associated concrete steps within the required 15 foot front setback. The discretionary application required for this project is a Modification to allow a new covered front entry porch and steps to encroach into the required 15 foot front setback (SBMC § 28.18.060 & SBMC § 28.92.110).

Date Application Accepted: 8/21/2012

Date Action Required: 11/19/2012

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Thomas Moore, Architect	Property Owner:	Anselma Juan
Parcel Number:	039-083-006	Lot Area:	6,268 square feet
General Plan:	Medium Density Residential	Zoning:	R-2
Existing Use:	Residential	Topography:	Residential

Adjacent Land Uses:

North - Residential (two-story)

East - Residential (one-story)

South - Residential (two-story)

West - Residential (one-story)

B. PROJECT STATISTICS [if multi-family, list statistics per unit]

	Existing	Proposed
Living Area	1,470 sq. ft.	No Change
Garage	849 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,319 sf 32% Hardscape: 1,872 sf 26% Landscape: 3,059 sf 42%

IV. DISCUSSION

The project site is a through lot with two front yards. A permit was issued on November 24, 1976 to relocate the existing duplex building, which is now used as a single family residence, to the site. The duplex was shown to observe the 15-foot front setback from Gillespie Street. An application was processed on December 20, 1976 for a modification to locate the three car garage 14 feet from the property line along Kowalski Street in order to provide a conforming 1,250 square foot open yard. However, the garage plans, which were approved and stamped by the County of Santa Barbara in 1978, show the garage as being rotated 90 degrees and located 15' - 8" from the Kowalski Street frontage, eliminating a large part of the required open yard. Therefore, the property is considered to be legal non-conforming with respect to open yard.

The proposed project involves the construction of a new covered entry with deck for an existing single family residence. The existing steps and landing that lead to Gillespie Street do not allow for the door to be opened while standing on the landing. The applicant is requesting to encroach five feet into the required 15-foot front setback with the new 60 square-foot entry and porch element. The improvement will not add floor area and will provide easier access into the structure and define the entry giving it improved street presence. In addition, the applicant is proposing to abandon the vehicle access to a portion of the through driveway, from the rear of the house to the Gillespie Street property line, to provide more useable yard area for the site.

This project did not require review by the Single Family Design Board.

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 porch element is appropriate because the entry porch and deck will not add floor area and will provide easier access into the structure, define the entry giving it improved street presence, and is consistent with the pattern of development along Gillespie Street.

Said approval is subject to the following conditions:

1. The 3.5 foot tall wood fence with pedestrian gate shown on the proposed plan at the northeast corner of the residence shall be relocated to the front property line on Gillespie street to prevent vehicle access to the portion of driveway to be abandoned, and to prevent parking within the front setback.

2. All fences, hedges, walls and screens shall be documented on the permit plan set to be in compliance with SBMC §28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 20, 2012

Contact/Case Planner: Suzanne Riegler, Assistant Planner
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Tom Moore
Architect
A.I.A.



20 August 2012

Department of Planning and Development
City of Santa Barbara
Santa Barbara, CA 93101

RE: MODIFICATION REQUEST FOR 1313 GILLESPIE

To whom it may concern,

We are requesting a modification to construct a front entry porch in the front yard setback that will be 2'4" +/- in height above present grade. We are also proposing to increase existing legal non-conforming open space by closing the driveway to Gillespie Street.

The Owner wants to correct errors made by previous owners when the house was moved onto this site and a garage constructed in 1978. At the front of the house, finish floor is 2'4" +/- above grade. Access is by four steep steps up, the last of which is directly into the house. There is no porch or landing, and the face of the house is on the front yard setback. Whereas a small 3'X3' landing would be allowed to intrude into the setback, it would still require stairs, railing, and maneuver room. We are asking to install a proper entry deck at the level of the finish floor of the residence with the possibility of creating a strong, attractive entry with a new door and sidelights, and a two feet deep canopy overhead. The deck will be 5' deep and 11' wide, and 2'4" above grade to enter at finish floor level.

Presently the other residences on the street have front entryways and porches correctly located outside the front yard setback, and none of them require direct entry by climbing four steps. An entry deck will make the house resemble better the others on the block. However, because the deck in the setback is an anomaly, we propose to keep it as simple, with lightweight iron railings that are transparent and unobtrusive.

The modification process for this request has also revealed that the open yard space provided for the property is legal non-conforming due to the location of the garage. To ameliorate this existing situation, we are proposing to close off the driveway along side the house to Gillespie Street, and to incorporate this area into the front and side yards with possibility of future landscaping or patios.

We feel it is in the interest of the neighborhood to allow this older property to correct these errors and to function more normally. We hope that these modifications will be approved so that the Gillespie side of the property can benefit from a more attractive and functional entry.

Sincerely,

Thomas Moore

EXHIBIT B