City of Santa Barbara
California

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE: June 19, 2014

AGENDA DATE: June 25, 2014

PROJECT ADDRESS: 1581 Sycamore Canyon Rd (MST2014-00262)

TO: Susan Reardon, Senior Planner, Staff Hearing Officer

FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Suzanne Riegle, Associate Planner

I.   PROJECT DESCRIPTION

The 13,481 square-foot site is currently developed with a 1,273 square foot, one-story single-family residence, a 224 square foot garage, and a 326 square foot accessory building. The proposed project involves an exterior façade remodel including replacement of existing windows and the replacement of existing siding with plaster and stone veneers. The Single Family Design Board reviewed and approved an application to change the roof material from composition roof to a standing seam metal roof under MST2014-00272.

The discretionary application required for this project is a Interior Setback Modification to allow alterations to the existing residence within the required 15'-0" interior setback including the installation of two new windows, and the reduction of the eaves. (SMBC§ 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 5/30/14   Date Action Required: 8/28/14

II.   RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A.   SITE INFORMATION

Applicant:	Jim Davis, Wade Davis Design	Property Owner:	David & Regina Kerr
Parcel Number:	019-320-007	Lot Area:	13,841 sq. ft.
General Plan:	Low Density Residential	Zoning:	A-1
Existing Use:	Residential	Topography:	8.13% calculated slope

IV.   DISCUSSION

The existing residence is non-conforming to required setbacks, and is constructed approximately 10' – 5" from the interior property line. The proposal includes alterations to residence include shortening the roof eave and the installation of windows within the required 15'-0" interior setback to the south. Existing windows on the south, east, and west elevations that are located within the required setback will be removed, and a total of four smaller windows (1'-8" x 2'-6") are proposed to be installed on the south elevation. Two of the proposed windows will be located in existing openings, and two will be new. Only the two new windows required Modification approval. The proposed window configuration results in a reduction of glazing within the setback and the alterations are not anticipated to adversely impact the adjacent neighbor to the south.

This project is exempt from review by the Single Family Design Board (SFDB). The SFDB reviewed and approved an application (MST2014-00272) for a change in roof materials including the replacement of the existing composition roof with a standing seam metal roof on June 9, 2014.

V.   FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Interior Setback 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 alterations are single-story improvements that are appropriate improvements to a single-family residence and are not anticipated to adversely impact the adjacent neighbors to the south.

Exhibits:

A.   Site Plan (under separate cover)
B.   Applicant's letter, dated May 21, 2014
C.   SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Associate Planner
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Phone: (805) 564-5470 x **2687**

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May 21, 2014

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

Re: Modification Request for 1581 Sycamore Canyon Road; APN 019-320-007; Zone A-1

Dear Staff Hearing Officer:

We are proposing a remodel to an existing 1-story, single family residence located at 1581 Sycamore Canyon Road. The current residence is non-confirming as to the interior yard setback. We are requesting a Modification to allow for two new windows located within the interior yard.

There is an existing 1,273 square foot two-story, single-family residence, with a 224 square foot detached one-car garage on the property. The house currently encroaches as much as 4'- 7" into the required 15' interior yard setback along the south property line. The existing building has been permitted with city building permits, according to the City building files.

The proposal along the south side of the property, within the interior yard setback is to reduce the size of the two existing windows and add two additional windows.

The modification being requested is to allow the (2) new window openings to be located within required 15' interior yard setback.

The work we are requesting within the interior yard setback will allow for the removal of the existing corner windows. The existing (2) windows are approx. 16.7 sq. ft. each & proposed to be reduced to 4.3 sq. ft. Two proposed windows of the same size (4.3 sq. ft.) are proposed.

The major benefits of having the proposed items listed above encroach into the required setback are:

1. It will give the bedrooms more privacy as the south elevation opens onto the neighbors property;
2. It will enhance the neighborhood character by removing a tired dated corner window/architectural style.

We hope that you will take the benefits listed above into consideration for the approval of the modification items we are requesting. Please feel free to contact us with any questions about the project.

Sincerely,

Jim Davis

EXHIBIT B

1581 SYCAMORE CANYON RD (MST2014-00272)   R-ALTERATIONS

Proposal to replace the existing composition shingle roof with a standing metal seam roof on an existing single-family residence in the Hillside Design District.

Status: Design Review Approved/PC Approved, No Design Review Required	**DISP**	**Date 3**
SFDB-Consent (New)	**APVD**	**06/09/14**

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval of metal roof only.

EXHIBIT C