



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 23, 2015
AGENDA DATE: April 29, 2015
PROJECT ADDRESS: 1531 Live Oak Lane (MST2015-00063)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne LaConte, Assistant Planner *JAS*

I. PROJECT DESCRIPTION

The 11,760 square-foot site is currently developed with a 1,660 square foot two-story single family residence with an attached 439 square foot two-car garage. The proposed project involves removing the existing mansard roof for the dwelling and garage and replacing it with a shingled, hipped roof with an increased roof height, window and door alterations to the dwelling, new exterior stucco and an interior remodel to the existing, two-story, single-family residence with an attached two-car garage in the Hillside Design District.

The discretionary application required for this project is a Front Setback Modification to allow a new roof for the dwelling and garage that will increase the building height, and for window and door changes to the dwelling in the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: March 23, 2015

Date Action Required: June 19, 2015

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|----------------|--|-----------------|---|
| Applicant: | Don Swann | Property Owner: | Robert J. & Tammara A. Stockero Revocable Trust |
| Parcel Number: | 049-260-029 | Lot Area: | 11,760 sq. ft. |
| General Plan: | Low Density Residential (max. 3 d/u acre) | Zoning: | E-1 |

Existing Use: Single Family Dwelling Topography: 23% slope

Adjacent Land Uses:

North – Residential

East - Residential

South – Residential

West - Residential

B. PROJECT STATISTICS

| | Existing | Proposed |
|-------------|-----------------|-----------------|
| Living Area | 1,160 sq. ft. | No Change. |
| Garage | 439 sq. ft. | No Change |

C. PROPOSED LOT AREA COVERAGE

Building: 1,370 sf 11.6% Hardscape: 1,365 sf 11.6% Landscape: 9,025 sf 76.8%

IV. BACKGROUND

On March 19, 2014, a front setback modification was approved by the Staff Hearing Officer (SHO) to allow additions and alterations to the dwelling, subject to a condition.

V. DISCUSSION

The project was reviewed by the Single Family Design Board (SFDB) on February 23, 2015 and was forwarded to the Staff Hearing Officer (SHO) with positive comments. The proposed project involves replacement of the existing mansard roof for the dwelling and garage with a shingled, hipped roof with an increased roof height, alterations to windows and doors, new exterior stucco and an interior remodel to the existing, two-story, single-family residence with an attached two-car garage.

The existing dwelling and garage are non-conforming to the required 30-foot front setback, as the residence is located approximately 20 feet from the front lot line at its closest point. The proposed project will raise the height of the roof by approximately 4½ feet in the front setback to accommodate the new roof design. In addition, two second-story windows are proposed to be enlarged in the required front setback, and a window and the entry door on the first floor in the front setback are proposed to be reduced in size. Staff is supportive of this request because the increased roof height and the enlarged windows are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage. A site inspection of the property showed a detached shed in the rear yard that is not shown on the plans and which appears to be located in the required interior setback. Therefore, a condition has been included that the shed shall be shown on the plans to comply with the required setbacks and open yard requirements or the shed shall be removed from the property.

VI. 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 new roof for the garage and the residence and the new windows are appropriate because they are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Said approval is subject to the condition that the detached shed in the rear yard shall be shown on the plans submitted to the Building Division to be located outside of the required interior setback and the required Open Yard area or the shed shall be removed from the property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 27, 2015
- C. SFDB Minutes dated February 23, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

RECEIVED

MAR 23 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Feb. 27, 2015

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

Re: Modification Request for 1531 Live Oak Lane, Santa Barbara, APN: 049-260-029, E-1 Land Use Zone

Dear Staff Hearing Officer

The existing two story residence (1,662 sf., net) and attached, 2 car garage, (439 sf., net) was built with permits in the early 1970's. Under current Zoning requirements the structure encroaches ten (10) feet into the required front setback.

In summary, the existing front portion of the structure encroaches into the setback, 344sf. on the lower floor and 360 sf. on the upper floor. The garage encroaches 163sf. into the front setback. A previous modification was approved Mar. 19, 2014 that allowed the breezeway and entry to be infilled;- areas that encroached into the front setback.

This proposal is to remove the current "Mansard" roof of the house and provide a new conventional, hip roof with composition shingle roofing and new stucco'd exterior walls, including the garage. Minor window revisions will also be included.

No new floor area is to be added.

The existing "mansard" roof presently extends into the setback an additional 1ft.

The modification requested is, as follows:

Allow the existing front of the residence and garage, to encroach ten (10) feet into the front setback. The new roof's overhang will encroach an additional 2ft into the setback.

Existing Lower floor encroaches-----344 sf.

Existing Upper floor encroaches-----360 sf.

Existing Garage Encroaches-----163 sf.

All the improvements shown on the plans are designed to improve the livability of the Owner's home and upgrading of materials and style will be compatible with the surrounding neighborhood.

On Monday, Feb. 23, 2015 the SFDB gave very positive comments.

Sincerely,



Don Swann
Agent for Mr. Robert Stockero

PROJECT DESIGN AND FINAL REVIEW**C. 1575 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-005
 Application Number: MST2014-00587
 Designer: Mark Morando
 Owner: George Pecoulas and Patricia Luscombe

(Proposal to replace the exterior windows and doors with Kolbe and Kolbe Vista Deluxe metal clad flush-mounts, a new smooth-coat Mission style stucco, a new roof, alterations to the roof above the garage and dwelling, and a new garage door. Staff Hearing Officer review is requested for alterations to the dwelling within the interior & front setbacks. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.)

(Project Design Approval and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 007-15.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

NEW ITEM – PUBLIC HEARING**D. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029
 Application Number: MST2015-00063
 Owner: Robert and Tammara Stockero
 Architect: Don Swann

(Proposal to replace the mansard roof of an existing 2,099 square foot, two-story, single-family residence in the Hillside Design District with a shingled hipped roof. The proposal includes the replacement of five windows, new stucco on the entire exterior, and a new central heating system. No changes to the square footage are proposed. The project includes Staff Hearing Officer review for a requested modification to allow alterations within the front setback.)

(Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds the requested modifications aesthetically appropriate and consistent with the Design Guidelines. The proposed alterations are a significant improvement over the existing residence.

