



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 30, 2015
AGENDA DATE: August 5, 2015
PROJECT ADDRESS: 1324 Portesuello Ave. (MST2015-00235)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK for DYK*
 Joanna Kaufman, Planning Technician *JK*

I. PROJECT DESCRIPTION

The 9,149 square-foot site is currently developed with an existing 2,694 square foot residence and an attached, 588 square foot two-car garage. The proposed project involves exterior façade alterations to an existing two-story 3,282 square foot, single-family residence in the Hillside Design District. The proposal includes alterations to the existing roof pitch, removing a roof support column, and reducing the roof overhang at the front entry. The project also includes a new trellis at the front entry, and the relocation of the existing corbels above the garage doors.

The discretionary applications required for this project are a Front Setback Modification and Interior Setback Modification to allow for new construction within the required 30 foot front and western interior setbacks (SBMC § 28.15.060 & SBMC § 28.92.110.2).

Date Application Accepted: July 10, 2015

Date Action Required: October 8, 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:	Lauren Benard	Property Owner:	Clay and Lauren Beccue
Parcel Number:	049-252-025	Lot Area:	9,149 SF
General Plan:	Low Density Residential (Maximum 3 du/ac)	Zoning:	E-1
Existing Use:	Single-Family Residence	Topography:	24% Slope

B. PROJECT STATISTICS

	Existing (net)	Proposed
Living Area	2,694 sq. ft.	No Change
Garage	588 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,615 sf 17.6% Hardscape: 647 sf 7.1% Landscape: 6,887 sf 75.3%

IV. DISCUSSION

The existing residence was constructed in 1970, when the property was zoned E-3 with a 20-foot minimum front setback and a six-foot minimum interior setback. When the neighborhood was rezoned in 1975, the house became non-conforming to the E-1, 30-foot front setback and ten-foot interior setback.

The proposed project includes a roof change and a new trellis in the required 30-foot front setback. The proposed trellis is also in the required ten-foot interior setback. While the proposed project does not meet E-1 front and interior setback standards, it is within the required setbacks for the E-3 zone and does not increase in the building footprint.

This project was reviewed by the Single Family Design Board (SFDB) on June 1, 2015, and was forwarded to the Staff Hearing Officer with positive comments. Please refer to Attachment C for additional information.

Staff supports the proposed improvements to the roof pitch because they enhance the front elevation. Staff also supports the addition of a new trellis because it provides shade relief, as stated in the applicant letter (Attachment B), to the large south facing window into the living room and is uniform with the existing residence. Both improvements are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Upon the site visit, a number of unpermitted exterior changes were observed including new garage doors, a resurfaced driveway, and decorative shutters on the front elevation windows. Staff recommends a condition to include these improvements on the scope of work for the project and to obtain a building permit.

V. FINDINGS AND CONDITIONS

1. The Staff Hearing Officer finds that the Front Setback Modification for the requested improvements to the roof pitch and trellis are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to secure an appropriate improvement. The minor improvements enhance the aesthetic design of the residence, and are not expected to result in adverse effects on the adjacent neighbors or the visual openness of the public street frontage as discussed in Section IV of the staff report.
2. The Staff Hearing Officer finds that the Interior Setback Modification for requested the installation of a trellis at the west side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate

improvement. The minor improvements will enhance the passive heating and cooling of habitable space, and are not expected to result in adverse effects on the adjacent neighbors, as discussed in Section IV of the staff report.

Said approval is subject to a condition that the additional improvements on the residence requiring a building permit (including the new garage doors, new driveway, and new window shutters) be incorporated in the scope of work of the project and obtain a building permit.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated June 30, 2015
- C. SFDB Minutes dated June 1, 2015

Contact/Case Planner: Joanna Kaufman, Planning Technician
(jkaufman@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**4472**

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by **Fred Sweeney** and **Jaime Pierce**.

NEW ITEM: PUBLIC HEARING**B. 1324 PORTESUELLO AVE****E-1 Zone**

Assessor's Parcel Number: 049-252-025
Application Number: MST2015-00235
Owner: Clay and Lauren Beccue
Applicant: Laura Benard
Architect: Cearnal Andrulaitis, LLP

(Proposal for exterior facade alterations to an existing two-story 3,282 square foot, single-family residence in the Hillside Design District. The proposal includes alterations to the existing roof pitch, removing a roof support column, and reducing the roof overhang at the front entry. The project also includes a new trellis at the front entry, and the relocation of the existing corbels above the garage doors. The proposal includes Staff Hearing officer review for requested zoning modifications for alterations to the dwelling in the required front setback and for a new trellis in the required front and interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing officer review for requested zoning modifications.)

Continued to Staff Hearing officer to return to Consent with comments:

- 1) The requested modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.

EXHIBIT B



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

RECEIVED
JUN 30 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

30 June 2015

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

Re: Modification Request for:
1324 Portesuello Ave
Santa Barbara, CA 93105
APN #049-252-025
Zone E-1

Dear Staff Hearing Officer,

The proposed project is located on a 9,149 net sq. ft. (0.21 acre) site at 1324 Portesuello Avenue. Currently existing on the property is a single-family residence with attached two-car garage (3,282 net sq. ft.). The surrounding land uses are all E-1 zoned (single family residential).

The proposed project involves the removal and replacement of a portion of an existing roof that encroaches into the front setback by 10'. In addition, a new trellis would encroach into both the front and interior setbacks. A modification is being requested to allow reduction of the 30' front yard setback in order to replace this section of roof and construct the new trellis, as well as a reduction of the interior setback modification to allow the encroachment of the western edge of the trellis. Our justification for this request is as follows:

1. When this housing tract was first built (1970), the lots were zoned E-3 and thus had a 20' front setback and 6' interior setback. As such, the house was compliant at the time of construction. This neighborhood has since been upgraded to an E-1 zone (30' front setback, 10' interior setback), necessitating a zoning modification for any work done to the front or sides of the buildings.
2. This project is a simple renovation that would improve the safety and aesthetics of the house without drastically changing the overall appearance, nor does it add any new square footage. The front roof is not sloped symmetrically, and has rotted out over time. We propose altering the roof to create a symmetrical slope (see enclosed elevations), while replacing the rotted framing. The addition of a trellis would provide sun control for the large window on the south elevation.
3. The pattern of development in the surrounding neighborhood corroborates this proposal, as other homeowners have modified the original elevations of the buildings with new roofs, trellises, or exterior material changes (see enclosed pictures).

EXHIBIT C



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

This project was reviewed by the Single Family Design Board on consent on June 1, 2015 and received favorable comments, namely that "The requested modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines." In addition, it was noted that this neighborhood is a prime example of why the zoning ordinance needs to be adjusted to accommodate buildings that were compliant when built but are now non-compliant due to zoning changes.

We are looking forward to meeting with you soon to review the project.

Respectfully,

Brian Cearnal, AIA, LEED AP

encl.: SHO Cover Sheet
(4) full size sets
(1) reduced 8.5" x 11" set