



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 4, 2017
AGENDA DATE: May 10, 2017
PROJECT ADDRESS: 229 East Pedregosa (MST2017-00088)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Betsy Teeter, Acting Assistant Planner

I. PROJECT DESCRIPTION

The 10,080 square foot project site is currently developed with a 2,357 square foot one-story, single-family residence and attached 518 square foot two-car garage. The proposal is to extend the existing front door entry cover add a new front door with sidelight windows and replace three windows on the east elevation and one window on the south elevation.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the front entry cover, the front door with new sidelight windows and the new windows within the required thirty-foot front setbacks (SBMC §28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Greg Schmandt	Property Owner:	Greg Schmandt
Parcel Number:	025-382-008	Lot Area:	10,080 sq. ft.
General Plan:	Low Density Residential (max. 3 du/ac)	Zoning:	E-1 (Single Family Residential)
Existing Use:	Residential	Topography:	4 % slope

Adjacent Land Uses:

- North – Residential
- East - Residential
- South – Residential
- West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,357 sq. ft.	No change
Garage	518 sq. ft.	No change
Accessory Space	None	None.

C. PROPOSED LOT AREA COVERAGE

Building: 2,875 sf 28% Hardscape: 1,500 sf 15% Landscape: 5,705 sf 57%

IV. DISCUSSION

The proposed project is to extend the existing front door entry cover, add a new front door with sidelight windows and replace three windows on the east elevation and one window on the south elevation. The dwelling currently encroaches into the required front setback. The proposed alterations result in new openings within the required front setback and therefore require modification approval.

Staff supports the request for the Front Setback Modification as the proposed new roof entry cover and the window and door alterations will not result in a significant increase of new openings, the alterations will enhance the aesthetics of the existing residence, and the alterations are not anticipated to adversely impact any adjacent neighbors or the visual openness of the street frontage.

A site visit to the property by staff revealed an unpermitted shed located in the required interior setback. Therefore, a Condition of Approval has been included that the unpermitted shed shall be removed from the required setback.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The alterations and additions are appropriate because they will allow for an aesthetic improvement to the dwelling and the changes are not anticipated to adversely impact the adjacent neighbors or the visual openness from the street.

Said approval is subject to the following condition:

1. The shed located in the interior setback will be removed or relocated outside of the setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 20, 2017

Contact/Case Planner: Betsy Teeter, Acting Assistant Planner
(BTeeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4563



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A

THE SCHMANDT GROUP

Architecture ~ General Building Contractor

LICENSE # B616579 PHONE 805.962.4498 FAX 805.965.9504

E-MAIL: greg@theschmandtgroup.com

February 20, 2017

To: Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102-1990

RECEIVED
FEB 27 2017

CITY OF SANTA BARBARA
PLANNING DEPARTMENT

Re: Modification Request for 229 East Pedregosa Street; 026-362-008; ~~EN~~

Dear Staff Hearing Officer:

There is an existing single family residence (2357 SF), with a attached two car garage (518 SF) on the property. The house currently encroaches into the front yard setback 15 feet on the east side of the property. The existing building has permits according to City building file. The proposal is to modify the existing front door overhang, front door, sidelights windows, replace 3 windows on the East elevation and 1 on the south elevation.

The modification being requested is to modify the front door overhang, this will allow the entry ceiling to be raised 6" from 7'-3" currently to 7'-9". This will allow for a slightly taller front door and larger sidelight glass to add light into a very low and dark existing entry.

The second modification being requested is to replace 4 existing aluminum frame single pane sliding windows with larger new energy efficient windows. This will allow for the house to have all new energy efficient windows and doors.

The Major benefits for the proposed modifications are to enhance the current entry design by allowing more height and natural light in the space. The replacement of the existing windows will allow for window continuity thought out the house as all the windows and doors are proposed to be replaced with new energy efficient models.

Sincerely,

Greg Schmandt

EXHIBIT B