



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 8, 2006
AGENDA DATE: March 15, 2006
PROJECT ADDRESS: 1242 Bel Air Drive (MST2005-00834)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *Rout*

I. PROJECT DESCRIPTION

The 12,775 square foot residential lot is currently developed with a 1,944 square foot residence with attached 448 square foot garage. The proposed project involves a residential remodel and 362 square feet of first floor additions.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the addition to be located within the required interior yard setback (SBMC §28.15.060).

III. SITE INFORMATION

Parcel Number:	049-231-014	Zoning:	E-1 One-Family Residence Zone
General Plan Designation:	3 Units Per Acre	Topography/Slope:	18% Average Slope
Existing Use:	One-Family Residence	Proposed Use:	One-Family Residence

Adjacent Land Uses

North: One-Family Residence
 South: One-Family Residence

East: One-Family Residence
 West: One-Family Residence

Lot Coverage (Proposed):

- Building: 3,114 s.f. (24%)
- Paving/Driveway 964 s.f. (8%)
- Landscaping 8,697 s.f. (68%)
- Lot Area: 12,775 s.f.

Parking:

- Required 2 Covered
- Provided 2 Covered

Date Application Accepted: February 2, 2006

Date Action Required: May 2, 2006

IV. DISCUSSION

This project was reviewed and supported by the Architectural Board of Review on January 23, 2006, and continued indefinitely to the Staff Hearing Officer with no comments.

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

The purpose and intent of the required interior yard is to provide a buffer zone between residential neighbors for privacy, noise control, air circulation, light, and overall quality of life. The existing residence is non-conforming to the current development standards. The proposed project involves an expansion of the existing dining room which is located seven-feet (7'), instead of the required ten feet (10'), from the interior lot line. In order to construct a uniform addition, twelve square feet is proposed within the required yard. It is staff's position that due to the small amount of encroachment being requested and the lack of openings being proposed in that area, that this modification is necessary to secure an appropriate improvement.

V. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification for this minor request of interior yard area maintains the existing buffer zone with no impacts to the neighboring property, and that it is both appropriate and consistent with the purpose and intent of the ordinance.

Exhibits:

- A. Project Plan
- B. Applicant's letter dated December 20, 2005

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

1159 Tunnel Road
Santa Barbara, Calif.
93105 (805)687-9671
AIA ASLA

December 20, 2005

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101
Attn.: Roxanne Millazzo

Re: 1242 Bel Air Drive, Santa Barbara, CA; A.P.N. 049-231-014; E-1

Dear Ms. Millazzo,

The above mentioned property currently includes a one story, four bedroom, single family residence (2,279 sq.ft. gross) with a two car garage (470 sq.ft. gross) and, a patio off the living/dining room. The existing residence encroaches into the side yard setback 3' along the west property line and the garage encroaches 11' into the front yard setback; the house is within the setbacks on the other two sides.

The proposal is to extend the existing living/dining room to the north by 4' (104 sq.ft.) and extend the master bedroom/bath 5.5' to the north (144 sq.ft.). We also want to add an art studio space to the north of the master bathroom(147 sq.ft.). We are also doing remodel work to the interior of the house, which does not require a modification.

A modification is being requested to allow the living/dining area to encroach 3' into the required side yard area. We are also in-filling an existing window on the west side of the dining room (which is in the setback) and replacing a sliding glass door on the west side of the family room with a window (also in the setback). On the south side of the garage (in the front setback) we would like to in-fill an area of wood paneling to match the existing plaster wall.

Modification request

Parish Residence

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Allowing the modification for the living/dining room area would let us align the new addition with the existing exterior wall. Removal of the dining room window provides more privacy. Replacing the sliding glass door in the family room with a window is for security purposes. Replacing the wood paneling in the garage with plaster to match the existing wall is strictly for aesthetic purposes.

Sincerely,

HUGH TWIBELL, ARCHITECT

Hugh Twibell, A.I.A.

Lic. No. C12069