



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 9, 2006
AGENDA DATE: August 16, 2006
PROJECT ADDRESS: 1340 Clifton Street (MST2005-00500)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6,000 square foot project site is located on the corner of Clifton and Salinas Streets. Current development on site consists of a single family residence (Unit A) with garage below and a detached deck with 840 square feet of storage below. The proposed project involves the addition of a second residential unit (Unit B) for the site. A 1,177 square foot two-story unit is proposed over the existing detached storage area. A portion of the storage space will provide the required two parking spaces for the new unit.

The discretionary application required for this project is a Modification to permit less than the required 1,250 square foot open yard area (SBMC 28.18.060).

Date Application Accepted: July 24, 2006 Date Action Required: October 24, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|---------------------|---------------------|-----------------|--------------------|
| Applicant: | Eric Swenumson | Property Owner: | Richard Golden |
| Parcel Number: | 017-154-018 | Lot Area: | 6,000 sf |
| General Plan: | 12 Units Per Acre | Zoning: | R-2 |
| Existing Use: | Residential | Topography: | 6% slope |
| Adjacent Land Uses: | | | |
| | North - Residential | | East - Residential |
| | South - Residential | | West - Residential |

B. PROJECT STATISTICS

| | Existing – Unit A | Proposed – Unit B |
|-----------------|--------------------------|--------------------------|
| Living Area | 1,000 sf | 1,177 sf |
| Garage | 440 sf | 840 sf |
| Accessory Space | 840 sf | None |

III. LOT AREA COVERAGE

| | |
|------------|---------------|
| Lot Area: | 6,000 sf |
| Building: | 1,930 sf; 32% |
| Landscape: | 1,005 sf; 17% |
| Hardscape: | 3,065 sf; 51% |

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review on three (3) separate occasions which has resulted in several redesigns. Finally, on July 17, 2006, the ABR stated that the design was ready for preliminary approval on consent. The minutes reflect that the ABR recognized that the corner lot provided site constraints for the open yard area.

This project has a long history of changes going back to 2001. Several property owners have attempted to develop this lot with two (2) residential units. The existing situation involves an occupied single family residence with subterranean garage and a separate at-grade slab with storage below. The proposed plan intends to use the majority of the existing accessory space as the garage for the new unit. Building the unit above that space will allow for interior access between the unit and the garage. Building in that location will require a Modification of the Open Yard Area, as required by SBMC §28.18.060.

The R-2 development standards require a 1,250 square foot open yard area for the lot. The open yard area must have minimum dimensions of twenty-feet (20'), and not include the front yard setback or areas used for vehicular access to required parking areas. The open yard area may be provided by individual small yards (of at least 400 square feet) or one large area. Staff understands that regardless of where or how it is provided, it should provide an area for private outdoor recreation purposes. The existing residence has provided its front door on the back side of the unit, away from both street frontages, which requires that the area between the two units be used for an access corridor to the residences and parking areas. It is Staff's position that the purpose of the Open Yard Area has not been met with the current design in that an area for outdoor enjoyment has not been defined nor are the minimum dimensions being met. Staff suggests that the applicant explore possible redesigns. A duplex configuration or relocation of the front door of Unit A to the Clifton Street frontage could both provide solutions to providing a "back yard" area as intended by the Ordinance.

V. RECOMMENDATION/FINDING

Although Staff is sympathetic and understands that the applicant inherited the existing development when he purchased the property, it is not possible to recommend approval of this

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project as designed. Staff recommends that the Staff Hearing Officer deny the project, making the findings that the Modification approval is not necessary to secure an appropriate improvement and does not satisfy the purpose and intent of the Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 7-24-06
- C. ABR Minutes

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