



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 15, 2006
AGENDA DATE: November 22, 2006
PROJECT ADDRESS: 25 Rubio Road (MST2006-00477)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6,811 square foot lot is currently developed with a 1,054 square foot single family residence with an attached one-car garage. The proposal consists of 875 square feet of first story addition, 914 square feet of second story addition, an uncovered parking space, and a screen wall with landscaping. The discretionary applications required for the project are Modifications to permit parking within the required front setback, to allow that parking space to be uncovered instead of covered, and for a wall and vegetation to exceed 3 ½' when located within 10' of the front lot line (SBMC §28.90.001, §28.90.100, & §28.87.170).

Date Application Accepted: September 19, 2006 Date Action Required: December 19, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jim Zimmerman	Property Owner:	Melissa Riparetti
Parcel Number:	029-341-013	Lot Area:	6,811 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Residential	Topography:	23% Slope
Adjacent Land Uses:			
	North – 1-Family Residence		East – 1-Family Residence
	South – 1-Family Residence		West – 1-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,054 sf	3,153 sf
Garage	364 sf	No Change
Accessory Space	None	No change

III. LOT COVERAGE

Lot Area:	6,811 sf
Building:	1,664 sf; 25%
Hardscape:	706 sf; 10%
Landscape:	4,441 sf; 65%

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review on September 5, 2006 and forwarded to the Staff Hearing Officer with the comment that the open parking is a visual enhancement, as the parking will be masked by the existing wall.

Parking for the property is currently non-conforming with one parking space. The proposed project involves the expansion of the 1,000 square foot residence to a 3,000 square foot home. SBMC §29.90.001 would limit the expansion of this residence to 500 square feet were a second parking space not provided. To expand the existing garage would be difficult if not impossible, so the applicant's solution to the parking requirement is to provide the second space, uncovered in the front setback, behind a heavily vegetated and walled right-of-way which would screen the parking area to the street. To assure that the parking space remains screened should public improvements remove the wall and vegetation, Staff directed the applicant to request an additional Modification to provide a wall and vegetation along their front lot line. Although this is typically a difficult Modification to support due to visibility issues, Public Works Transportation Planning Staff verified that public safety is not being jeopardized on this lightly traveled cul-de-sac.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications are necessary to secure appropriate improvements by bringing the property into conformance with current parking requirements, and that the proposed screening does not violate the purpose or intent of the ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 23, 2006
- C. ABR Minutes

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