

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 10, 2007
AGENDA DATE: January 17, 2007
PROJECT ADDRESS: 521 E. Sola Street (MST2006-00613)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The project site is currently developed with a 1,261 square foot single family residence. The proposed project involves the construction of a one-car garage at the rear of the lot. The discretionary application required for this project is a Modification to permit the garage to be located within the required open yard area (SBMC §28.18.060).

Date Application Accepted: October 10, 2006 Date Action Required: January 10, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Vadim Hsu	Property Owner: Jon Kenney
Parcel Number: 029-032-013	Lot Area: 5,159 sf
General Plan: 12 Units Per Acre	Zoning: R-2
Existing Use: Residential	Topography: 12% Slope
Adjacent Land Uses:	
North – One-Family Residence	East – One-Family Residence
South – One-Family Residence	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,261 sf	No Change
Garage	None Existing	210 sf
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area:	5,159 sf
Building:	1,471 sf; 29%
Hardscape:	612 sf; 12%
Landscape:	3,076 sf; 60%

IV. DISCUSSION

The project site was originally developed with a single family residence and one-car garage. When a swimming pool was built in 1958, the garage was removed. An uncovered parking space, provided in the driveway replaced the parking that was eliminated. The current property owner wishes to replace covered parking, in its original location at the back of the site. This will allow utilization of the existing driveway. A ten-foot extension of paving will complete the access to a new one-car garage, which will be built to observe the current three-foot (3') setbacks. The construction of the garage will reduce the backyard area below the required 1,250 square feet. It is Staff's position that the conforming 900 square feet, plus the 150 square foot contiguous area, still provide adequate area for private outdoor enjoyment.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement by providing covered and enclosed parking for the site, while maintaining area that meets the purpose and intent of the ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 9, 2006

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

A R C H I T E C T
VADIM MENSTELL HSU/A. I. A.
I N C O R P O R A T E D



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To: Bettie Weiss, City Planner and Staff Hearing Officer
Roxanne Milazzo, Modification Hearing Officer
City of Santa Barbara

From: Vadim M. Hsu, AIA (for) Architect Vadim M. Hsu, AIA, Inc.

Re: 521 East Sola Street, Santa Barbara, CA APN: 029-032-013 Zone: R-2

Date: October 9, 2006

Dear Ms. Weiss and Milazzo-

This letter will serve as our formal request for a Modification at the above-referenced property for relief from the 1,250 s.f. Open Yard Area requirement, to restore a 1-car Garage in its original location.

MODIFICATION REQUEST:

1). A Modification to allow relief from the 1,250 s.f. Open Yard Area requirement to 1,009, to restore a 1-car Garage in its original location, as demonstrated from past permit history and Sanborne Fire Insurance maps dated as late as 1964. It is the opinion of this office that the Garage was removed in the early 1970's to place a swimming pool in the rear yard (now removed). (It is not known why the off-street parking requirement was removed as part of the Garage removal and subsequent yard improvements).

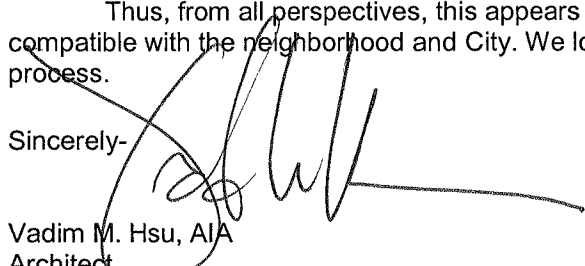
PROJECT DESCRIPTION:

The property currently has one single-story, single-family residence with a large front yard and porch. We believe that restoration of covered and usable off-street parking in its original location is an important bonus to this parking impacted neighborhood. Thus, while technically not meeting the Open Yard Area requirements literally per the SBMC, the Modification is technical in nature as over 1,000 s.f. of open yard area is preserved in the rear, and the front (while not counting towards the requirement) has ample and usable street-friendly area, consistent with the character and historic use of the neighborhood. The existing curb cut and driveway will remain and be preserved.

We have reviewed this project in concept with City Historian Jake Jacobus (who reviewed and approved the previous restoration of the existing residence last year) for consistency with design, site use, and historical context. He agreed that restoration of a one-car Garage in the proposed location, with diminutive yet consistent detailing derived from the original residence was an appropriate improvement. Additionally, we have received numerous very positive comments about the recent restoration from adjacent neighbors and passers-by including the Bungalow Haven Association, who all asked the question, "why not restore the existing "carriage house?"

Thus, from all perspectives, this appears to be an appropriate, low-impact proposal, beneficial and compatible with the neighborhood and City. We look forward to your comments and a positive review process.

Sincerely-


Vadim M. Hsu, AIA
Architect

cc: Jon and Leslie Kenney, file

EXHIBIT B