City of Santa Barbara
California

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE: February 7, 2007

AGENDA DATE: February 14, 2007

PROJECT ADDRESS: 1416 Chino Street (MST2006-00722)

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 located on the corner of Chino Street and Western Avenue. Current development on site consists of a 675 square foot single family residence and one-car garage. The proposed project involves a 172 square foot first floor addition to the residence, demolition of the existing garage, and construction of a new one-car garage with attached accessory space. The discretionary application required for this project are Modifications to permit new construction within the required interior and open yard areas (SBMC §28.18.060).

Date Application Accepted: December 12, 2006 Date Action Required: March 12, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Thompson Naylor Architects	Property Owner:	David Greenberg
Parcel Number:	039-032-030	Lot Area:	4,500 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Residential	Topography:	Flat

Adjacent Land Uses:

North – One-Family Residence
South – One-Family Residence
East – One-Family Residence
West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	675 sf	172 sf addition
Garage	200 sf to be demolished	200 sf
Accessory Space	None	40 s.f.

III. LOT AREA COVERAGE

Lot Area: 4,500 sf
Building: 1,224 sf; 27%
Hardscape: 275 sf; 6%
Landscape: 3,001 sf; 67%

IV. DISCUSSION

The proposed project converts the existing kitchen into a dining room, expands an existing bedroom, replaces the kitchen and garage, and provides a laundry room for the property. Staff recognizes the site constraints associated with the small (4,500 sf) corner lot, and takes the position that the open yard, although being reduced, will be provided in an area that has immediate access from the kitchen and therefore will encourage the use of the area for those purposes intended by the ordinance. Staff encourages that the area be fenced (pursuant to SBMC §28.87.170) to provide privacy. The new garage, which requires a three-foot setback off the interior lot lines, has been designed to comply with those requirements. The applicant is requesting that the attached laundry room be allowed to encroach into one of the interior yards to allow a uniform improvement. Because of the small amount of encroachment being requested (approximately 10 s.f.), Staff is able to support the request with the condition that no window opening be allowed within the portion located within the setback.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the open yard reduction Modification is necessary to secure an appropriate improvement on the lot by relocating open yard area off the back of the residence in an area which will be used as intended by the ordinance, and that the small amount of accessory space proposed within the interior yard setback promotes uniformity of improvement and is consistent with the purposes and intent of the Ordinance. Said approval is subject to the condition that the hedges, located along both front lot lines, be reduced to the non-conforming height of six feet, as reported in the Zoning Information Report (ZIR2000-00639) dated July 17, 2000, and that the hedges located within ten-feet of either side of the proposed driveway, for a distance of twenty-feet be reduced to a maximum allowable height of three and one-half feet (3 ½') for visibility.

Exhibits:

A. Site Plan
B. Applicant's letter dated December 29, 2006

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

David B. Greenberg & Helene Schneider
1416 Chino Street
Santa Barbara, CA 93101
Contact number: 805-453-8550

December 29, 2006

Bettie Weiss, Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Open Yard Modification Request & RearYard Setback Encroachment Request for 1416 Chino Street; APN 039-032-030; Land Use Zone R-2

Dear Ms. Weiss:

There is an existing house (711 sq. ft. gross; 675 sq. ft. net) and a detached one-car garage (220 sq.ft. gross; 200 sq. ft. net), which is located 8-feet behind the back of the house on the property. The property is a corner lot, comprised of 4500 square feet. Both buildings have building permits according to the City building files.

The proposal is to demolish the existing garage and replace it with a new garage and small laundry and storage area (336 sq. ft. gross; 310 sq. ft. net) at the east corner of the property, and also enlarge the existing house (addition = 177 sq. ft. gross; 172 sq. ft. net) to remodel the kitchen area, create a new dining area and enlarge one of the existing bedrooms.

The Open Yard Modification being requested is to allow for the expansion of the house and the relocation of the new garage. The small lot size and the requirement of two front yard setbacks (due to the property being on a corner lot) significantly constrains the project in terms of available contiguous open yard space.

The major benefits of having the open yard modification are: the house expansion would allow for a dining area that currently does not exist as well as a larger and quieter master bedroom that will be located at the back of the house, away from Chino Street, which experiences heavy vehicular and pedestrian traffic; it will prevent the need to add a second story addition, thus eliminating privacy issues that may be associated with a second-story addition; the location of the new garage allows for a better use of the available open space, as it will become adjacent to the remodeled house.

The Rear Yard Setback Encroachment totals 9sq.ft. gross and the Modification is being requested in order to allow for a very modest storage area within the garage structure. This 3'x3' yard encroachment will simplify the construction and the roof plan, by allowing the garage structure to be rectangular in shape, rather than an irregular (i.e. non-rectangular) polygon shape. The encroachment area will solely be used for storage, not for other purposes that could potentially disturb the neighboring property. This modification will also maximize the contiguous open space on the rest of the property.

Thank you for your consideration.

Sincerely,

David B. Greenberg

EXHIBIT B