



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 8, 2007
AGENDA DATE: August 15, 2007
PROJECT ADDRESS: 521 Santa Barbara Street (MST2007-00008)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *Det*

I. PROJECT DESCRIPTION

The 2,400 square foot project site is currently developed with a sub-standard single-family residence. The proposed project involves complete demolition of the existing structure and the construction of a new 1,451 square foot single-family residence with attached one-car garage. The discretionary application required for this project is Modifications to permit new construction within the front and both interior yard setbacks, and the 10% open yard area. (SBMC§28.21.060)

Date Application Accepted: May 22, 2007 Date Action Required: November 22, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Ron Sorgmon	Property Owner:	Dave Willows
Parcel Number:	031-201-009	Lot Area:	2, 508 sf
General Plan:	Offices	Zoning:	C-M
Existing Use:	Single Family Residence	Topography:	Flat
Adjacent Land Uses:			
	North – One Family Residence		East - Commercial
	South – One Family Residence		West - City Park

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	Demo	1,451 sf
Garage	Demo	225 sf
Accessory Space	Demo	None

III. LOT AREA COVERAGE

Lot Area: 2,408 sf
Building: 999 sf; 41 %
Hardscape: 162 sf; 1%
Landscape: 1,409 sf; 58 %

IV. DISCUSSION

This project was reviewed by the ABR on two occasions and continued to the Staff Hearing Officer with favorable comments.

Although staff discourages Modifications for development on vacant land (once current construction is demolished the lot will be considered vacant), Staff recognizes the site constraints associated with both size (2,408 sf) and width (32') of this lot. The requested Modification would allow for a 25-foot wide structure to be centered on the lot, which is an improvement over the existing development which is located up to the easterly lot line. A Modification of the 10% open yard is also being requested and can be justified due to the small lot area, the 200 square feet actually being provided at the rear of the residence, and the additional open area being provided with the open deck and balconies. The last Modification, which involves a front yard encroachment, will allow an entry porch to be located within the front yard setback. Staff can support this Modification request for an architectural element because all habitable space meets the required set-backs for the zone.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification request to encroach into front, interior, and open yard areas is necessary to secure an appropriate improvement of residential development, and meets the purpose and intent of the ordinance by providing yards in proportion to the lot size, as required by the code.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 22, 2007
- C. ABR Minutes

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Phone: (805)564-5470

Ronald A. Sorgman Architect
125 East Victoria Street Suite B Santa Barbara, CA 93101 Tel. (805) No. 965-2962

May 22, 2007

City of Santa Barbara,
630 Garden St.
Santa Barbara, Ca 93101
Planning Department

Project Address:
Dave Willows
521 Santa Barbara St.
Santa Barbara, Ca 93101

Dear Roxanne,

The existing site (2408 square feet) contains a structure designed for residential use containing 1411 square feet. This existing house needs to be demolished as it is in sub-standard condition. It currently sits directly on the property line. We are proposing to construct a new residence on this small lot. After numerous meeting with both the Zoning Staff and the Transportation Department, we have designed a structure that conforms to the criteria that was established as acceptable by these various city agencies. The new structure will be located 3 1/2 feet from each side property line and 16 feet from the rear property line creating a reasonable backyard open space.

Modification No.1

To allow a 3 1/2 foot set back on the east side of the property.

Modification No.2

To allow a 3 1/2 foot set back on the west side of the property.

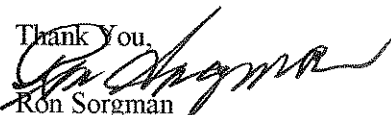
Modification No.3

To allow a reduction in the 10% open yard requirement. The site area 2408 square feet will require an open yard of 240 square feet. We currently have 200 square feet, which is 40 square feet less than the required area. Even though we have a 72 square foot open deck on the second floor, and a 40 square foot balcony in the attic, these areas are not allowed to be included in the calculation.

Modification No.4

To allow a covered porch to be 6 1/2 feet back from the front property line. The building wall itself is 11 1/2 feet back from the front property line, so this modification is for the covered porch only.

We feel that by centering the building on the lot, providing a very nice useable private yard facing the park and designing the structure in a style that is compatible with the neighborhood provides an asset to the city's housing stock.

Thank You,

Ron Sorgman

521 Santa Barbara Street ABR Minutes

February 20, 2006:

For purposes of a straw vote, option #1 is the original proposal with parking at less than 20 feet; option #2 is a two-story structure with the garage pushed back to 20 feet; option #3 is a three-story structure.

Straw Vote: How many prefer option #2, a two-story with the garage pushed back?
4/0/0. (Manson-Hing, Sherry absent.)

Motion: Continued indefinitely to the Full Board with the following comments: 1. The Board is in favor of option #2, a two-story structure with the garage pushed back to 20 feet due to neighborhood compatibility. 2. The Board prefers the proposed 3-1/2 foot interior-yard setback as opposed to the existing condition of zero feet. 3. The applicant is to study and return with a Landscape Plan. Study the rear-yard landscaping for the possibility of an additional tree. The Board appreciates saving the front easement tree. 4. One Board member can support the two-story option with the driveway as presented, with further refinement of the architectural detailing.

Action: Mosel/Blakeley, 4/0/0. (Manson-Hing, Sherry absent.)

April 2, 2006:

Motion: Continued indefinitely to the Staff Hearing Officer and continued to the Full Board with the following comments: 1) The Board finds that the modifications requested for the interior yard setbacks will have no negative aesthetic impacts. 2)

The Board finds that the modification for the one-car parking garage with one tandem parking space in front of the garage door to be an aesthetic improvement to the previous proposal. 3) The applicant is to study eliminating the hip roofs on the two side elevations. 4) The applicant is to reduce the pitch of the dormer roofs on the third level so they are below the ridgeline of the roof.

5) Coordinate with the Parks & Recreation Department regarding the use of vines on the rear fence. 6) Study the columns on the front elevation to provide further articulation. 7) The Board is happy with the choice of materials as presented, including the wood windows. 8) Provide a color board. 9) Coordinate the landscape plan with the site plan and restudy the tree at mid-lot, north property line. 10) Consider the front accessibility to the storage area at the north elevation.

Action: Mudge/Aurell, 5/0/0. Motion carried. (Manson-Hing absent. Sherry stepped down.)