



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 29, 2008  
**AGENDA DATE:** November 5, 2008  
**PROJECT ADDRESS:** 835 W. Mission Street (MST2008-00457)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*  
 Maggi Walker, Planning Technician

### I. PROJECT DESCRIPTION

The 5,408 square foot project site is currently developed with a residence and nonconforming detached accessory building/one-car garage. The proposed project involves a 92 square foot bathroom addition to the southeast of the residence. The discretionary application required for this project is a Modification for a reduction of the nonconforming required open yard area (SBMC §28.18.060).

Date Application Accepted: September 29, 2008 Date Action Required: December 29, 2008

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project with the condition that a Zoning Compliance Declaration be recorded for this property.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

|                |                      |                 |               |
|----------------|----------------------|-----------------|---------------|
| Applicant:     | Brandon Smith        | Property Owner: | Brandon Smith |
| Parcel Number: | 043-121-001          | Lot Area:       | 5,408 sf      |
| General Plan:  | 5 Units Per Acre     | Zoning:         | R-2           |
| Existing Use:  | One-Family Residence | Topography:     | <2% Slope     |

#### Adjacent Land Uses:

North - One-Family Residence  
 South - One-Family Residence

East - One-Family Residence  
 West - One-Family Residence

**B. PROJECT STATISTICS**

|                 | <b>Existing</b> | <b>Proposed</b> |
|-----------------|-----------------|-----------------|
| Living Area     | 1,106 sf        | 1,198 sf        |
| Garage          | 150 sf          | No Change       |
| Accessory Space | 230 sf          | No Change       |

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,676 sf 31%      Hardscape: 290 sf 5%      Landscape: 3,442 sf 64%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.47      Proposed FAR: 0.29      = 62% of Max. Allowed FAR

**IV. ZONING ORDINANCE CONSISTENCY**

| <b>Standard</b>  | <b>Requirement/Allowance</b> | <b>Existing</b> | <b>Proposed</b> |
|------------------|------------------------------|-----------------|-----------------|
| Setbacks         |                              |                 |                 |
| - Front          | 15'                          | 18' and 12'     | 18' and 12'     |
| - Interior       | 6'                           | 5'              | 5'              |
| - Open Yard Area | 1,250 sf                     | 726 sf          | 627 sf          |

**V. DISCUSSION**

This project does not require Single Family Design Board review because it is on a flat lot. The project is located on a 5,408 square foot lot located on the corner of West Mission Street and Gillespie Street. The site is improved with an existing 1,106 square foot single family residence and a detached nonconforming 230 square foot accessory room with a full bathroom and a 150 square foot one-car garage. The conversion of the two-car garage to an accessory room with full bath and one-car garage was approved in 1947.

The proposed project consists of the addition of a 92 square foot Master Bathroom at the southeast portion of the residence. The existing interior setbacks are nonconforming at 5' due to the footprint and configuration of the existing residence. The proposed bathroom addition would continue along the nonconforming 5' interior setback as allowed in SBMC 28.18.065.C. The existing required open yard area is nonconforming with a total of 726 square feet; no portion of the existing open yard area meets the 20'x 20' minimum dimension requirement. The entire property is enclosed with a 3' high fence which allows for private use of the front yard areas along Gillespie Street and Mission Street and provides 2,134 square feet of enclosed usable private yard. The proposed Master Bathroom would convert 99 square feet of yard that is separated from the rest of the yard by the kitchen and currently houses the existing hot water heater, reducing the total nonconforming open yard area to 627 square feet.

**VI. FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, because the proposed addition is minimal and the lot is constrained by two front yards and currently nonconforming to the open yard area requirement. However, usable yard areas do exist elsewhere on the property. Said approval is subject to the condition that a Zoning Compliance Declaration be recorded on the property prior to issuance of a building permit.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 29, 2008

Contact/Case Planner: Maggi Walker, Planning Technician  
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Brandon L. Smith  
835 W. Mission St.  
Santa Barbara, CA 93101  
(805) 569-9646

Sept. 29, 2008

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

Re: Modification Request for 835 W. Mission St; APN 043-121-001; R-2

Dear Staff Hearing Officer,

There is an existing single family residence (1,162 sq. ft.), with a detached building (415 sq. ft.) consisting of an accessory space (247 sq. ft.) and a one-car garage (168 sq. ft.). The garage serves as the covered parking with an additional uncovered parking space located outside the garage. The proposal is to build a bathroom addition (9'x 11') to the south of the existing home along the easterly side of the property.

The modification being requested is to allow the bathroom addition to encroach into the open yard area. Given the property is located on a corner and has multiple front yards the total open yard area currently provided is sufficient for a private, enjoyable area. The modification will allow the bathroom addition to take place on a convenient part of the lot, not visible from Mission Street. In keeping with the single story theme, the additional bathroom will provide a much needed second bath, an additional closet and create a true master bedroom for the home.

The major benefits of having the proposed bathroom in the current open yard area are:

- a) The addition provides a room that is directly in line with the existing bedroom, thus providing a seamless transition in the structural characteristics of the home, i.e roof line, (no increase in height) and continuation of the existing easterly wall
- b) the room will keep the residence balanced with two bedrooms and two bathrooms on the same side of the home
- c) it has a very minimal impact on the exterior appearance of the home
- d) the new bathroom will be consistent the period and theme of the home

Sincerely,



Brandon L. Smith