



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 29, 2008
AGENDA DATE: November 5, 2008
PROJECT ADDRESS: 707 Chiquita Road (MST2008-00389)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*
 Roxanne Milazzo, Associate Planner *Rat*

I. PROJECT DESCRIPTION

The 13,073 square foot project site is currently developed with a residence and attached garage which is undergoing a major remodel. The proposed project involves a new 9' X 19' trellis at the front of the residence. The discretionary application required for this project is a Modification to permit the structure to be located within the required twenty-foot front setback (SBMC §28.15.060).

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

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	RPM Architects	Property Owner:	Kevin Gleason
Parcel Number:	031-132-009	Lot Area:	13,073 sf
General Plan:	3 Units Per Acre	Zoning:	E-2
Existing Use:	One-Family Residence	Topography:	30% Slope

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	2,910 sf	2,910 sf
Garage	405 sf	405 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,035 sf 16% Hardscape: 359 sf 2% Landscape: 10,679 sf 82%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.32 Proposed FAR: 0.25 = 80% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	20'	20'	10'

V. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on August 25, 2008. The SFDB found the Modification to be supportable, and stated that the trellis would improve the architecture and usability of the area, and is compatible with the neighborhood.

The existing development on site is currently undergoing a remodel of the floor plan configuration that will result in the dining room being located at the front of the house. New French doors lead from the dining room out into the front yard area. The applicants are proposing a trellis in front of those French doors which will provide a covered area for outdoor dining. It is the applicant's position that outdoor enjoyment areas are limited on this property due to slope and size of the deck which currently exists off the rear of the residence. The new outdoor dining area will provide an opportunity for shaded enjoyment in an area easily accessible from the kitchen.

Due to the slope of the front half of the lot exceeding 20%, a 5' reduction of the required 25' setback is permitted pursuant to SBMC §28.15.065. The portion of the residence occupied by the dining room currently meets the 20' front setback. The proposed trellis will extend approximately 10' out into the setback. It is Staff's position that although the trellis may provide an attractive architectural element for the front of the residence, the Modification would allow for installation of an amenity that encourages congregation in an area intended as a buffer zone between residential use and the public right-of-way. Staff suggests that the applicant explore conforming options such as expansion of the rear deck to include shaded portions, or a low wall around the front patio, which would not require Modifications.

VI. FINDINGS

The Staff Hearing Officer finds that the Modification is not consistent with the purposes and intent of the Zoning Ordinance, nor is it necessary to secure an appropriate improvement on the lot since other conforming options exist on the site, and the proposed trellis structure would encourage congregation within the front setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 22, 2008

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

Sept. 22, 2008

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

Re: Modification Request for:
707 Chiquita Rd. Santa Barbara, CA. 93105
APN# - 031-132-009
Land Use Zone: E-2

Dear Staff Hearing Officer:

This is an existing house of 3,490 s.f. Our request is for your consideration of a trellis structure on the front of this house. The only place to do this is this front garden (see photos) which would create shade w/vines growing over it. It would also increase the indoor/outdoor space for a steeply sloped property. The indoor dining room would thus open to the outdoor covered trellis area creating a pleasant transition.

The rest of the site is too steep to do this and too low, about 30' below the main floor and kitchen. There are south facing decks but they can be too hot or too windy and don't access a garden. The trellis also fits behind an imaginary line connecting the corners of the house which were allowed under previous modifications. We have also noticed that neighboring homes enjoy a similar use of their front yard space.

The trellis would also help to give privacy to the patio space and the dining room from the house above it.

We hope this modification description is clear in helping you with your consideration.

Thank you,
Rob Mehl

Exhibit B