



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 30, 2009  
**AGENDA DATE:** October 7, 2009  
**PROJECT ADDRESS:** 316 Peach Grove Lane (MST2009-00402)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 6,470 square foot project site is located on the corner of Peach Grove Lane and Manderina Court. Current development on site consists of a single family residence with attached garage. The proposed project involves a 402 square foot first floor expansion for the residence. The discretionary application required for this project is a Modification to permit the addition to be located within the required 1,250 square foot open yard area (SBMC §28.15.060).

Date Application Accepted: August 31, 2009 Date Action Required: November 30, 2009

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	CSA Architects	Property Owner:	Craig Minus
Parcel Number:	051-382-005	Lot Area:	6,470 sf
General Plan:	5 Units Per Acre	Zoning:	R-1
Existing Use:	One-Family Residence	Topography:	3% Slope

#### Adjacent Land Uses:

North – One-Family Residence  
 South – Manderina Court

East - Peach Grove Lane  
 West – One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,206 sf	402 sf addition = 1,608 sf
Garage	450 sf	450 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,078 sf 32%      Hardscape: 390 sf 6%      Landscape: 4,002 sf 62%

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

Max. Allowed FAR: 0.44      Proposed FAR: 0.31      = 70.8% of Max. Allowed FAR

**IV. DISCUSSION**

The proposed project involves a family room addition for the existing single story residence. The addition has been designed off the kitchen, at the rear of the residence, in the center of the open yard area. Sliding doors on each end of the addition will provide access into two separate yards that are intended to create separate outdoor living spaces. Staff recognizes that both areas provide the minimum required 20' dimensions as well as a cumulative total of 1,250 square feet. However, the two areas are not contiguous with a minimum dimension of 20 feet in all directions. A conforming option exists and therefore Staff cannot support the Modification.

**V. FINDINGS AND CONDITIONS**

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. The corner property already has the benefit of using all but the first 10' of its secondary front yard for open yard area. Due to lot area, the project does not qualify for the exception for lot less than 6,000 square feet where multiple areas can be used to provide the open yard area. A conforming option exists and should be pursued.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter dated August 31, 2009
- C. Neighborhood Petition of Support

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



August 31, 2009

Ms. Roxanne Milazzo  
City of Santa Barbara  
Associate Planner for Staff Hearing Officer  
630 Garden Street  
Santa Barbara, CA 93101

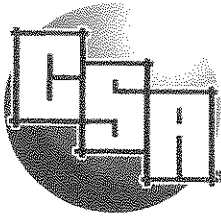
Re: 316 Peach Grove Lane, MST2009-00000

Dear Ms. Milazzo,

We are proposing a small addition of 402 sq. ft. to an existing 1206 sq. ft. house. By ordinance we are required to have an Open Yard area of 1,250 sq. ft. that is both contiguous and a minimum of 20'-0" in both directions. Due to specific site constraints, we are requesting a modification allowing the Open Yard to be provided in two areas as opposed to one.

The property is zoned R-1 / SD-2. The gross (and net) lot area is 6,470 sq. ft. However it sits on a corner of a cul-de-sac that creates constraints that a more typical lot does not have. The house was built in 1960 and appears to have been located on site with a 20'-0" setback from each adjacent street, (possibly the rules at that point in time). With the two street frontages, the lot has two defined front yards by definition, reducing its useable area for building and Open Yard space by 42% (2,710 sq. ft.). This is a constraint that the more typical lot with two standard side yards would not have.

Zoning Ordinance changes that attempt to address this type of condition have recently been adopted. Thus on the secondary front yard side, we are allowed to use a 10'-0" setback for Open Yard area purposes, allowing an additional 5'-0" swath of land to be used that previously would not have been allowed. Taking this into account still leaves us with an effective lot area of only 5,800 sq. ft.



## ARCHITECTS

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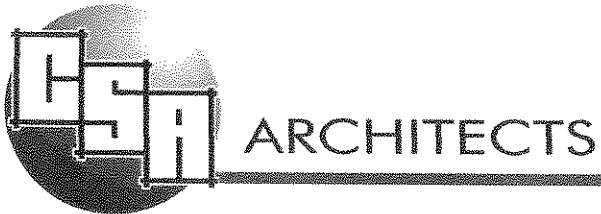
For lots that are less than 6,000 sq. ft. the Ordinance states "...open yard area may be provided in one area or in multiple areas;" We believe the two street frontages effectively reduces our lot area to less than the 6,000 sq. ft. threshold and as such should allow for our Open Yard area to be in multiple areas. Due to the two front yard requirements, we believe we more closely fit this condition.

The existing floor plan layout places additional constraints on the design. The desire is to add common living space to the home, not additional bedrooms. Placing the addition to the south in the rear yard would require access through the bedroom wing which is not functional design wise. Placing it to the north in the rear yard, behind the garage, also creates a separate living space rather than expand the existing one. This northern location behind the garage also brings the building mass closer to the adjacent open yard areas of the immediate neighbors, a negative impact. We feel that the proposed design, which aligns with the neighbors garage to the west, least impacts the adjacent neighbor's yards and allows for expanding the existing common living space of the home.

Additionally, splitting the Open Yard area into two allows for separation of the children's play area from the more adult BBQ / outdoor dining area. Both areas meet the minimum 20'-0" x 20'-0" dimensions and together total 1,260 sq. ft., (536 sq. ft. + 724 sq. ft.) more than the minimum required 1,250 sq. ft. Plus there is an additional 309 sq. ft. of additional open yard space that is contiguous and available that has a minimum 10'-0" dimension, more than useable. The addition is designed to take advantage of the two separate open yard areas providing some privacy and separation between the two, yet with windows and french doors opening to both yards providing both visual and physical access from inside to outside for both yards.

The lot area is 6,470 sq. ft. thus per the Single Family Residence Design Guideline FAR table, the maximum FAR is 2,817 sq. ft. The total proposed floor area including the garage is 2,100 sq. ft. or 74%. Thus the project falls well below the 85% FAR threshold. Additionally the proposal has a building height of only 12'-9" again below the 17'-0" threshold.

We are trying to be a good neighbor and have taken into account neighbor compatibility issues. A 2-story solution was initial considered, but we did not feel it would fit well into the existing, almost exclusive, 1-story character of the neighborhood. Additionally a 2-story solution would potentially allow for privacy concerns from adjoining neighbors. This is backed up by the support we have received from several immediate neighbors. As part of our process, the owners met with 7 neighbors, all of which have signed a petition showing their support of the project and the strong preference for a 1-story



solution. This includes the two immediately adjacent neighbors who are most directly impacted by this project.

Finally the proposed total square footage of the house will only be 1,608 sq. ft. So shy of tearing the existing structure down and starting completely over, we feel this is the best overall solution to meet the desires of the owners, while at the same time maintaining neighborhood compatibility and its character. For all the above reasons, we respectfully request approval for the modification as defined above.

Thank you for your consideration.

Sincerely,  
**CSA ARCHITECTS**

Carl Schneider, A.I.A., NCARB



To Whom It May Concern:

Craig & Tracy Minus, owners and residents at 316 Peach Grove Lane, have spoken with us about their proposed home addition. The home addition, which includes 400 square feet of single-story living space, is consistent with the style and character of the neighborhood. This home addition has our support. Furthermore, we would be concerned and less inclined to support the Minus's home addition if it included a 2-story element.

Sincerely,

NAME	ADDRESS	DATE
Eugene L Pizzello	311 Peach Grove	8-29-09

Additional Comments: \_\_\_\_\_

Rosely F Gibbons	5703 Ardus Dr	8-29-09
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Additional Comments: \_\_\_\_\_

John & Mary	3716 Mandarin Ct	8/31/09
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Additional Comments: \_\_\_\_\_

Mary & Schaal	3719 Mandarin Ct	8/31/09
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Additional Comments: \_\_\_\_\_

Burton	315 Peach Grove Lane	8/31/09
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Additional Comments: \_\_\_\_\_

Elizabeth & Tom Berg	3715 Mandarin Ct	8/31/09
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Additional Comments: \_\_\_\_\_

