



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 13, 2011
AGENDA DATE: April 20, 2011
PROJECT ADDRESS: 215 E. Valerio Street (MST2010-00377)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RUB*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 10,071 square-foot project site is currently developed with a single family residence and detached two-car garage with accessory space. The proposed project involves a 287 square foot addition to the residence, new fencing, a new trellis and minor exterior alterations that include the replacement of garage doors, replacement of a window with a door at the garage, removal of five Palm trees from the backyard, and new paving material for a portion of the driveway. The discretionary application required for this project is a Modification of the location and dimensions of the required open yard area (SBMC 28.18.060.C).

Date Application Accepted: April 4, 2011

Date Action Required: July 4, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Douglas Keep	Property Owner:	Michael & Kristen Desmond
Parcel Number:	027-112-013	Lot Area:	10,071 sq.ft./ .23 acre
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Residential	Topography:	5% slope

Adjacent Land Uses:

North – One Family Residence
 South – One Family Residence

East - One Family Residence
 West – Multi-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,681 sq. ft.	+287 sq. ft. = 1,968 sq. ft.
Garage	485 sq. ft.	485 sq. ft.
Accessory Space	440 sq. ft.	- 39 sq. ft. = 401 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3277 sq. ft.; 32.5% Hardscape: 2888 sq. ft.; 29% Landscape: 3906 sq. ft.; 38.5%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.37 Proposed FAR: 0.28 = 76% of Max. Guideline FAR

IV. DISCUSSION

The project was originally submitted on December 1, 2010 for review by the Single Family Design Board (SFDB). It had a preliminary zoning plan check and went through the SFDB process and was granted final approval on February 14, 2011. Zoning compliance for the project was not reviewed again until the project was submitted for a building permit. During the zoning plan check, it was noted that the required open yard area did not comply with Zoning Ordinance requirements.

The project as approved by the SFDB does not meet zoning requirements for open yard area in the R-2 Zone. The Ordinance requires 1,250 square feet of open yard area, which may be provided in multiple areas with minimum dimensions of 20 feet by 20 feet. The Ordinance does not permit any portion of the front setback to be used as open yard area, but does allow for up to 850 square feet of the open yard to be provided in the remaining front yard. The proposed project provides 737 square feet of open yard area behind the residence that meets the requirements. The remaining 517 square feet of open yard area provided at the front of the property does not meet the requirements because a portion (approximately 236 square feet) is located in the required front setback and the portion (approximately 281 square feet) located in the remaining front yard does not meet the minimum 20 foot dimensions.

The property is currently nonconforming to the open yard requirements. The site is planned so that the new addition and parking are located at the rear of the site. Staff is in support of the requested zoning modification because the proposed open yard area fulfills the intent of the requirement and allows for preservation of the existing residence which is set back approximately 26 feet from the front property line. Locating the new development toward the rear of the site retains the existing one-story house with its front porch and generous setback from the street in keeping with the character of the adjacent development on the street.

V. FINDINGS AND CONDITION

The Staff Hearing Officer finds that the Modification is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The open yard as proposed fulfills the intent of the requirement and allows the site to be developed in a manner that preserves the existing residence and allows the site to be developed in a single story style, while maintaining adequate area for the occupant's outdoor enjoyment and with no expected impacts to adjacent neighbors.

Said approval is subject to the condition that a planter area be provided that clearly delineates the edge of the driveway to prevent vehicles from encroaching into the required open yard area at the back of the property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 4, 2011
- C. Single Family Design Board Minutes of December 13, 2010 & February 14, 2011

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

April 4, 2011

Douglas Keep
5240 Austin Rd.
Santa Barbara, CA 93111



Staff Hearing Officer
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, CA 93102

RE: Michael and Kristen Desmond
215 E Valerio St.
Santa Barbara, CA 93101
Modification request for Required Open Yard Area
MST2010-00377
Zone R-2

Dear Staff Hearing Officer:

The existing structures on the subject property consist of a conforming single family residence and a detached legal non-conforming garage / accessory structure at the rear of the property. These structures are illustrated on sheet A 103 / Proposed Site Plan. The existing residence was built in 1919 and was moved to the current location in 1937. The two car garage was permitted in 1937 and the accessory structure was permitted in 1968.

The new Owners of the residence desired to renovate the existing kitchen area and update the master bath while preserving the existing architectural character of the structure. The modest area increase resolves the lack of a functioning master bath and breakfast area. (see sheet A104 Existing Floor Plan). The total square feet of residence, with the addition is 1,968 square feet. For comparative purposes, 85 percent of the Max FAR is 3,195 square feet.

The proposed addition of 287 square feet has received final approval from the Single Family Design Review Board on February 14, 2011.

The modification being requested is to allow less than 20 percent of the required Open Yard to encroach into the front yard set back. This area is illustrated on sheet A 103 showing an encroachment of 10' 6'' into the front yard setback.

The justifications of this request are based on several unique site considerations and constraints. They are as follows:

1. At the time the structure was moved to the current location, there were no open yard requirements; therefore, the existing residence was not located



EXHIBIT B

on the site to provide the necessary dimensional requirements of an Open Yard.

2. The parking garage is located at the rear of the property requiring a 224 X 9 foot driveway. Since Open Yard cannot be located within a drive area, this driveway greatly inhibits site options for qualified Open Yard areas without encroaching into the front yard setback.
3. There would be no visual impact to the surrounding neighbors or neighborhood, as the existing landscaping and hardscape would remain as is.

The benefits of this modification are as follows:

1. With the combination of existing landscaping, screening and preserving the existing low wall among the outside edge of the property, all the amenities normally enjoyed with an Open Yard area would be enjoyed on this parcel as shown on sheet S101 images B, D & I.
2. Because the proposed Open Yard area is located on the south side of the property the solar exposure in a defined Open Yard area greatly improves the desirability and usefulness of an outdoor area for a variety of activities.

I believe it would be reasonable and fair, due to the site constraints on this parcel, to grant a modification to encroach into the front yard setback for a small portion of the required Open Yard area.

Your consideration of this matter is greatly appreciated.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'DK', with a long horizontal line extending to the right.

Douglas Keep, Architect

NEW ITEM**H. 215 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-112-013
Application Number: MST2010-00377
Owner: Michael and Kristen Desmond
Architect: Douglas Keep

(Proposal for alterations and a 200 square foot addition to the existing 1,730 square foot single-story residence located on a 10,071 square foot lot. The alterations include a new turret element above the existing kitchen, replace the garage doors on the existing garage, replace a window with a door at the garage, removal of four palm trees in the back yard, and new paving material at a portion of the driveway. The parcel is currently developed with the existing 1,730 square foot one story residence, a 500 square foot detached two-car garage, and a 475 square foot accessory space. The proposed total of 2,905 square feet is 78% of the maximum floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

Preliminary Approval of architecture with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely with comments:

- 1) Provide a foundation and footing plan and indicate maximum depth of ground disturbance.
- 2) Show in elevation and on the floor plan the existing screening porch elements.
- 3) Provide a site landscape plan; and include the following:
 - a. Clearly delineate the edge of the proposed decomposed granite (DG) and make wide enough only for the necessary turn around and in result increase the proposed landscaped area accordingly. Consult Transportation Planning staff as necessary for the turnaround.
 - b. Provide a buffer solution to clearly delineate a break between the driveway and prevent vehicles from encroaching into the required open yard area.
 - c. The landscape plan should clearly identify all trees proposed to be removed, all existing landscaping to remain, and the proposed new landscaping.
 - d. Provide an irrigation plan.
 - e. Complete and reproduce the Landscape Compliance Statement on the landscape plan.

FINAL REVIEW**F. 215 E VALERIO ST****R-2 Zone**

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Application Number: MST2010-00377

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(Final approval of architecture and landscaping is requested.)

Final Approval as submitted.

[Erin Carroll stepped down from Item F]