



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 6, 2011
AGENDA DATE: December 14, 2011
PROJECT ADDRESS: 1540 Franceschi Road (MST2011-00434)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DTG*

I. PROJECT DESCRIPTION

The 17,438 square-foot site is currently developed with a 3,433 sq. ft. single-family residence with attached garage. The proposed project involves conversion of 50 square feet of existing residential understory from storage to an elevator and hallway. The discretionary application required for this project is a Modification for the change of use of that space within the 30-foot front setback (SBMC Sections 28.15.060 & 28.92.110).

Date Application Accepted: November 16, 2011 Date Action Required: February 14, 2012

II. RECOMMENDATION

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

III. SITE INFORMATION

Applicant:	Brian Nelson	Property Owner:	Robert Miles
Parcel Number:	019-102-038	Lot Area:	17,438 sq. ft.
General Plan:	Residential, 3 units/acre	Zoning:	A-2
Existing Use:	Single-family residence	Topography:	38% avg. slope

Adjacent Land Uses:

North – Single-family residence (2-story)	East – Single-family residence (3-story)
South – Franceschi Park	West – Single-family residence (2-story)

IV. DISCUSSION

The proposed project involves conversion of 50 square feet of non-habitable understory area to accommodate an elevator to provide access between the three levels of the house. The property is a triangle-shaped corner lot that is substantially undersized at 17,438 sq. ft., where 75,000 sq. ft. is required under current zoning standards. The majority of the existing house, including the

entire area of storage conversion, is non-conforming to both 30-foot front setbacks (along Franceschi Road and along the private street). The proposed project would not change the existing footprint of the building and no new wall openings are proposed. Because of the location partially underground and within the existing building walls, staff does not believe the requested Modification would result in any detrimental effects on residents of adjacent properties. Staff, therefore, supports the Modification request.

V. **RECOMMENDED FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed understory conversion is appropriate because it involves a small conversion of non-habitable storage area located within the existing understory walls to provide elevator access for the residence.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 14, 2011

Contact/Case Planner: Daniel Gullett, Associate Planner
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R. BRIAN NELSON ARCHITECTURE

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November 14, 2011

Owner: Bob Miles
1540 Franceschi Road
Santa Barbara, CA
899-2996

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102

RE: Modification Request for 1540 Franceschi Road; APN 019-102-038; Zone A-2

Dear Staff Hearing Officer:

There is an existing single family residence (3,241 sq. ft.) with attached 2 car garage on the property. The house and the garage currently encroach into the front yard setback almost entirely. The residence has a building permit according to the City building files. The proposal is to add an elevator and hall way (which is now partially a storage area and partially living space) within the existing structure of the building which is in the front yard setback.

The modification being requested is to allow the new elevator and access hallway within the existing building to encroach into the required front yard setback.

The benefit of building an elevator within this 2 story/split level residence is that the owners will be able to access all of the floor levels even if they are in a wheelchair or disabled. There will be no exterior changes to the existing residence.

Sincerely,



R. Brian Nelson, Architect

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PLANNING DIVISION