



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 28, 2006
AGENDA DATE: July 5, 2006
PROJECT ADDRESS: 427 Alameda Padre Serra (MST2006-00123)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *Rox*

I. PROJECT DESCRIPTION

The 6,500 square foot project site is currently developed with a duplex unit with laundry and parking below. The proposed project involves the existing exterior walkways, decks, and stairs to the upper floor.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit alterations and additions within the required interior and open yard areas (SBMC§28.18.060).

Date Application Accepted: June 5, 2006 Date Action Required: September 5, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Lori Kari	Property Owner:	Perry Perkins
Parcel Number:	031-391-010	Lot Area:	6,455 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Duplex	Topography:	21% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,198 sf	2,198 sf
Garage	477 sf	477 sf
Accessory Space	175 sf	175 sf

IV. LOT AREA COVERAGE

Lot Area: 6,986 sf
Building: 2,198 sf; 32%
Hardscape: 3,236 sf; 46%
Landscape: 1,552 sf; 22%

V. DISCUSSION

This project was reviewed by the ABR on May 31st and received favorable comments.

Open yard area, by definition, shall remain unobstructed. The purpose and intent of the required open yard area is to provide enjoyment of the outdoor area for the occupants of the residence. The existing open yard area for this site, with its steep slope, is unusable for those purposes. The proposed decks provide areas, off of each unit, for that exact purpose.

General Provisions Section 28.87.030D of the Zoning Ordinance allows for maintenance of non-conforming buildings as long as there is no change in the exterior characteristics or appearance. The stairs, walkways, and handrails on the west side of the building have been altered according to the 1959 archive plans on file. Although different in appearance, the entry/access elements still provide their intended purpose of access to the units.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the finding that the Modification to allow the decks and entry/access elements is necessary to secure an appropriate improvement on the site and does not violate the purpose or intent of the ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 5, 2006
- C. ABR Minutes Summary

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

KARI
ARCHITECT

05 June 2006
Modification Hearing Officer
City of Santa Barbara
630 Garden Street Santa Barbara CA 93101
Attn. Roxanne Milazzo

RECEIVED

JUN 12 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Ref. MST2006-00123
427 APS
Santa Barbara CA 93103
APN. 031.391.010 Zone R-2

Dear Ms. Milazzo

We are requesting one modifications for this project.

Modification Request:

Encroachment of two new decks into existing non-conforming open yard area on the east side of the existing duplex.

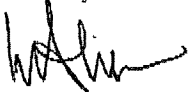
There are benefits of the modification listed above.

- The two units currently do not have direct access to a patio or deck, nor direct access to the open yard area.
- The two decks are well screened and set back approx 18' from the east neighbor's building.

Also, for clarification, the existing walkways and railings on the west side of the building were permitted as concrete decking with wrought iron railings. The "as-built" condition is wood decking with wood railing.

Please phone or email me if you have any questions or requests for additional information.

Sincerely



Lori A. Kari
Architect AIA
Agent for the Owners

ARCHITECTURAL BOARD OF REVIEW SUMMARY – 427 APS

May 30, 2006

Motion: Continued one week to the Consent Calendar with the following comments: 1) Applicant is to provide photo documentation of the view from where the proposed decks are going to be looking at the next door neighbor for verification of privacy concerns. If there are no impacts on neighbor's privacy, the Board feels the modification is supportable in that it is technical in nature and does increase a reasonable outdoor space. 2) It is understood that the balcony detailing will match the existing railing details.

Action:Le Cron/Mosel, 7/0/0.