



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 23, 2006
AGENDA DATE: August 30, 2006
PROJECT ADDRESS: 1703 Santa Barbara Street (MST2006-00454)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,300 square foot project site is located on the corner of Santa Barbara and Valerio Streets. Current development consists of a 3,000 square foot duplex and attached two-car garage. The proposed project involves conversion of the duplex to a single-family residence, a 393 square foot two-story addition, window changes and site improvements including a new patio and two fountains. The discretionary application required for this project is a Modification to permit alterations and installations within the required front yard setbacks facing both streets (SBMC §28.15.060)

Date Application Accepted: July 26, 2006 Date Action Required: October 26, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	R. Brian Nelson	Property Owner:	Santa Barbara-Valerio LLC
Parcel Number:	027-111-008	Lot Area:	6,300 sf
General Plan:	3 Units Per Acre	Zoning:	R-2
Existing Use:	Duplex	Topography:	Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Church		West - Duplex

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,022 sf	3,415 sf
Garage	485 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 6,300 sf
Building: 2,228 sf; 36%
Landscape: 1,720 sf; 27%
Hardscape: 2,352 sf; 37%

IV. DISCUSSION

Existing development on site is non-conforming to current front yard setback requirements. The alterations being proposed for this project result in changes to those non-conforming portions. The alterations do not intensify the existing encroachment or adversely affect any residential neighbor.

This corner site provides a backyard area in the secondary front yard which is located to the rear of structure. Site improvements involving amenities for outdoor recreation purposes are proposed within the required front yard setback facing Santa Barbara Street. These elements improve the outdoor living space, while not impacting adjacent neighbors.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the property and that the additions and alterations proposed within the required front yard are consistent with the purposes and intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 24, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
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Phone: (805)564-5470

R. BRIAN NELSON ARCHITECTURE

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July 24, 2006

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: 1703 Santa Barbara Street
APN: 027-111-008
Zone: R-2

Dear Roxanne,

There is an existing 3,022 square foot duplex with an attached 485 square foot 2-car garage. We will be remodeling (i.e., new dual glazed energy efficient windows, combining the duplex into a single family residence, interior remodel including removing one of the kitchens, etc) and adding 393 square feet of conforming heated space.

The existing partially non-conforming duplex encroaches into the 1 story setback by 5 feet and the 2 story set back by 10 feet. We are removing an existing non-conforming exterior stair on the Valerio side of the house and making the parking conform for a single family residence.

We are requesting a modification to allow the existing windows along Santa Barbara and Valerio Streets to be replaced/added to with new dual glazed windows to allow for the new interior configuration. The dual glazing is for both energy efficiency and for sound attenuation from the 2 street fronts (there are stop signs in both directions). This will also enhance the new style of architecture (Mediterranean).

The site has a private easement/access driveway across the full width of the rear of the property which leads to the garage for this house and to the 3 adjacent lots along Valerio Street. This existing condition confines the usable outdoor living area on this site.

We are also requesting a modification to allow for 2 fountains and a countertop with a service sink to be in the front yard setback along Santa Barbara Street. The fountains are to help mitigate the traffic noise in the outdoor living spaces and the sink is to be used in conjunction with the BBQ. All of these items will be less than 3'-6" in height 20 feet back from the driveway and sidewalk intersection and from the corner of Santa Barbara Street and Valerio Streets. The BBQ and sink are adjacent to the driveway to move the smoke away from the house and the neighbors.

Thank you for your time and consideration.

Brian Nelson, Architect

EXHIBIT B