



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 6, 2006
AGENDA DATE: September 13, 2006
PROJECT ADDRESS: 129 Juana Maria (MST2005-00136)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 5,000 square foot project site is currently developed with a 700 square foot residence and detached one-car garage. The proposed project involves an 822 square foot 2-story addition, a 150 square foot basement, and a one-car carport for the site. The discretionary application required for this project is a Modification to permit a reduction in the required open yard area (SBMC §28.18.060).

Date Application Accepted: July 31, 2006 Date Action Required: October 31, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Armando Arias del Cid	Property Owner:	Alejandro Vega
Parcel Number:	017-091-003	Lot Area:	5,000 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Residential	Topography:	Flat
Adjacent Land Uses:			
	North – Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	745 sf	1,717 sf
Garage	240 sf	420 sf
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 5,000 sf
Building: 1,146 sf; 23%
Hardscape: 1,026 sf; 20%
Landscape: 2,865 sf; 57%

IV. DISCUSSION

This project was reviewed by the ABR on July 24, 2006. The Board finds both the proposed second story addition and the new carport appropriate for this site.

The purpose and intent of the required open yard area is to provide a private space for outdoor enjoyment for the occupants of the residence. The proposed project reduces the existing area but still provides 1,000 square feet of remaining open yard area. Also considered was the added benefit of bringing the parking into compliance with current requirement of two covered spaces.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is consistent with the purpose and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot with the condition that the existing fence and electrically operated gate, be reduced in height to comply with the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 31, 2006
- C. ABR Minutes

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

ariasdelcid building plans

328 east carrillo street suite B
santa barbara ca, 93101
info@ariasdelcid.com

July 31, 2006

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

*Re: 129 Juana Maria Avenue
Santa Barbara, Ca 93101
APN: 017-091-003
Zone: R2*

Dear Sir or Madam:

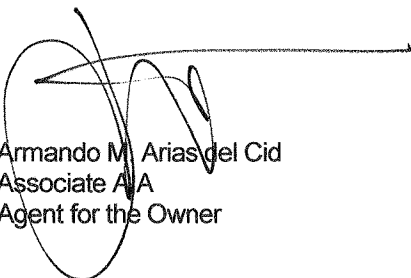
In reference to the above stated address: There is an existing house (693 sf), and a detached one car garage in the property. The garage currently encroaches in the interior setbacks: 3 feet on the on the southerly side and 4 feet on the easterly side. All the buildings have building permits according to the City building files. The proposal is to build a bedroom, dining area and bathroom addition (approximately 13' x 28') to the rear of the existing house on the easterly side of the property, and a bedroom and bathroom addition on a second story above the new addition and the existing house. The project includes the remodel of the existing kitchen to provide for a non existing family room and the construction of a basement to re-locate the laundry area. This project will also require that a new covered parking space be provided, to be located on a new carport adjacent to the existing garage at the rear side of the property.

The modification being requested is to allow an open area of 1,040 SF (smaller than the required 1,250 SF). This will allow the owners to proceed with the small addition on the rear of the existing house and to provide the new covered parking space.

In order to provide the maximum square footage possible for open space without incurring in overwhelming structural costs, the owners propose to add the other needed bedroom above the existing house. There are currently 2 bedrooms on the existing house and no real dining room. The proposed addition is needed for the owners growing family given the very small size of the existing house.

The benefits of splitting the addition in one area downstairs and another upstairs are: less structural modifications to the existing house; less modifications to the existing roof, compliance with the solar access requirements and a better integration of the family area.

Sincerely,



Armando M. Arias del Cid
Associate A A
Agent for the Owner

ABR MINUTES FOR 129 JUANA MARIA AVENUE – July 24, 2006

Continued indefinitely to Staff Hearing Officer, and return to Consent Calendar with the following comments: 1) The Board finds the proposed second story addition and added carport are appropriate. 2) The second story is well set back from street. 3) The Board appreciates the Craftsman style, and would like to see the architecture enhanced by making the proposed second-story front balcony compatible with the front first floor porch. 5) The Board would like to see the wider Craftsman style overhangs throughout the proposed addition, as well as detailing such as roof vents and gables, window details, and other aspects of the project. 7) The Board supports the prior, expired, open yard modification; and finds that it is technical in nature due to the applicant is increasing parking to comply with current parking standards. 9) Increase landscaping along the driveway adjacent to the property line. 10) Locate an appropriate area away from set backs for the trash containers. 11) The Board will be able to make the Neighborhood Preservation Ordinance Compliance findings when the project returns to Consent Calendar.

Action: Mudge/Weinke, 7/0/0.