



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 6, 2006
AGENDA DATE: September 13, 2006
PROJECT ADDRESS: 1911 San Andres (MST2006-00490)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 1,675 square foot site is currently developed with a 685 square foot residence. The proposed project involves a 340 square foot second story bedroom, bath, and deck. The discretionary application required for this project is a Modification to permit the deck to be located within the required front yard setback and for the addition to exceed solar access limits (SBMC §28.18.060 & 28.11.020).

Date Application Accepted: August 14, 2006 Date Action Required: November 14, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Y.S. KIM	Property Owner:	Pantelis Anastasis
Parcel Number:	043-122-010	Lot Area:	1,753 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	685 sf	1,025 sf
Garage	None	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 1,753 sf
Building: 685 sf; 41%
Hardscape: 36 sf; 2%
Landscape: 954 sf; 57%

IV. DISCUSSION

The proposed project involves a 49% increase to the existing 685 square foot residence. All portions of the second story floor area will observe the required setbacks. The deck, which will be constructed over the first floor living space, replaces an existing flat roof with a usable outdoor amenity. No impacts to the neighbors will be experienced due to the buffer zone provided by the existing street.

In regards to the Solar Access Limitation Modification: The applicant provided adequate documentation demonstrating that the project, as designed, met the criteria for making a finding of unreasonable restriction as defined by SBMC §28.11.040. Specifically, all portions of the proposed addition are entirely within the perimeter of the legally existing structure, the horizontal dimension of the addition does not exceed twenty-five feet (25'), the shadows being cast at specific hours on December 21 will not shade any existing solar collector, nor will the shadow exceed one cast by an addition in compliance with the height limits.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is consistent with the purposes and intent of the ordinance, and is necessary to secure an appropriate improvement on the lot, and prevent an unreasonable restriction.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated August 11, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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August 11, 2006

Staff Hearing Officer
City of Santa Barbara, P.O. Box 1990
Santa Barbara, Ca. 93102-1990

Re: Modification Request for 1911 San Andres Street
Santa Barbara, Ca. 93101 A. P. # 43-122-10 Zone: R-2

There is an existing 685 SF house on 1,675 SF lot. The house currently encroaches into the interior setback 3 ft. on both sides of the property. It is existing non-conforming. The proposal is to build a second story addition of 340 SF (49%) and 228 SF Deck.

The modification being requested is to allow a 5 ft. high encroachment per 12 ft. solar ordinance. The proposed addition is needed for a very small 2-bedroom house.

The additional modification being requested is to allow 228 SF deck and to raise the existing railing 12 inches to 36 inches minimum to meet the building code standard.

The major benefits of having the proposed bedroom encroach into the solar ordinance are: It would reduce the overall height from 24'-6" to 22'-3" and reduce the shadows 7 ft. based on Winter solstice at 9 AM (N 45 W) of 3.1 times height. (SEE WEST ELEV. ON A-3)
The wasted space 228 above can easily be valuable deck and outdoor living space.
The current railing above varies below required 36 inches. We will maintain existing railing Height and request modification only for the front railing facing San Andres Street.

At initial review on August 10, 2006 Zoning approves the proposed schematic as submitted.

Regards,
Y. S. Kim


Owner:

Mr. Pantelis Anastasis
1911 San Andres Street
Santa Barbara, Ca. 93101
(818) 653-2886