



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 1, 2006  
**AGENDA DATE:** November 8, 2006  
**PROJECT ADDRESS:** 2202 De la Vina Street (MST2006-00470)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 4,500 square-foot lot is located on the corner of De la Vina and Los Olivos Streets. Current development on site consists of a 950 square foot single family residence with detached one-car garage. The proposed project involves a 67 square foot first floor addition, 880 square foot second floor addition, and an additional parking space. The discretionary application required for the project is a Modification to permit the new parking space, which is required by the additional floor area, to be uncovered (SBMC §28.90.100).

Date Application Accepted: September 25, 2006      Date Action Required: December 25, 2006

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Property Owner	Property Owner: John Chapman
Parcel Number: 025-183-018	Lot Area: 4,488 sf
General Plan: 12 Units Per Acre	Zoning: R-4
Existing Use: Residential	Topography: Flat
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	889 sf	1,809 sf
Garage	167 sf	No Change
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area:	4,488 sf
Building:	1,427 sf; 32%
Hardscape:	508 sf; 11%
Landscape:	2,553 sf; 57%

**IV. DISCUSSION**

The project was reviewed by the Architectural Board of Review on August 26, 2006 and continued indefinitely to the Staff Hearing Officer with design recommendations.

The proposed expansion of this residence exceeds 50% of the existing floor area and therefore requires that parking be brought up to two (2) covered spaces. The property owner is requesting relief of the covered requirement and is proposing a second parking space in an open area outside the setback and between the existing one-car garage and residence. Providing an uncovered space keeps the area open to allow light and air circulation to the residence. Staff considered the site constraints associated with the lot area and its two (2) front yards, as well as the benefits of bringing the parking up to two (2) spaces for the site while utilizing the exiting driveway.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the request by making the finding that the Modification is necessary to secure an appropriate improvement on this property.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated September 29, 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

1. Detailed statement describing the existing situation and the projected project

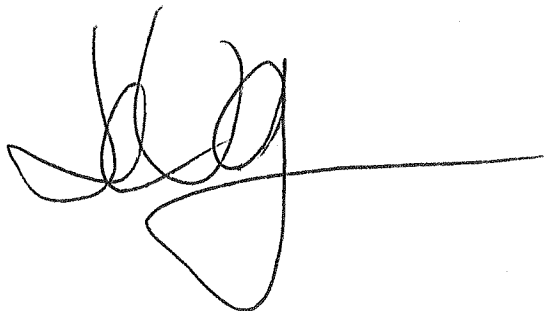
There is an existing one-story house (950 sq. ft.) and a detached double car garage (shared with the neighbor so we each have use of a single space; the driveway is also shared). The proposal is to extend the northwest wall of the house outwards three feet and add a second story to the house (approx. 1000 sq. ft.). A second parking place will be added between the back of the house and the garage.

2. A statement of the specific modification requested and the justification for the request

The modification being requested is to allow the second parking space to be uncovered. The parking space will be placed between the garage and the back of the house. Due to the narrowness of this space (11 ft.) a roof would destroy the architectural integrity of this part of the house, covering windows and adding a major element that does not balance with the existing or proposed structure. Furthermore, the roof will cover windows casting that part of the house into perpetual darkness.

3. Provide a detailed statement describing the benefits of the project

The major benefits of the proposed increase in house-size are that it will allow adequate space for my family. At the moment, my two sons, my sister, two cats, and I divide two bedrooms and one bathroom between us. The boys share a room; my sister has a room to herself and I sleep on the couch in the living room where I also have my office. Clearly this is far from ideal. The finished four-bedroom, three-bathroom house will allow us adequate sleeping, recreation and work-space as well as storage room.



29 Sept. 2006

ARCHITECTURAL BOARD OF REVIEW MINUTES – 2202 DE LA VINA

August 26, 2006

Present: Jyl Ratkevich, Architect; John Chapman, Owner.

Public comment opened at 8:28 p.m.

Nicholas Andrews, neighbor, in favor, however expressed privacy concern due to balcony location.

Public comment closed at 8:30 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to Full Board with the following comments: 1) Modify the west elevation second story bedroom area to either step back from the existing facade, or redesign eliminating the faux eyebrow roof form. 2) Use brick veneer on all chimneys. 3) Use brick or stucco on the new porch post bases. 4) Remove the eyebrow roof overhangs where the second story facades are in plane with the first floor. 5) Study the wrap around deck at the rear area of the second floor for privacy impacts to the adjacent neighbor.

Action: Mark/Dawn, 7/0/0. LeCron absent.