



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 1, 2006
AGENDA DATE: November 8, 2006
PROJECT ADDRESS: 308 N. Alisos Street (MST2006-00350)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,731 square foot lot is currently developed with a 1,552 square foot duplex with an attached 210 square foot garage. The proposal consists of converting the existing duplex to a single-family residence and constructing a new 1,619 square foot two story residence with an attached 402 square foot two car garage. The proposal includes demolition of the existing carport and storage area, and the existing 540 square foot two-story accessory structure. The discretionary application required for the project is a Modification to allow less than the required 1,250 square feet of open yard area (SBMC §28.1.060.C).

Date Application Accepted: September 18, 2006 Date Action Required: December 18, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Robert Stamps	Property Owner:	Arturo Herrera
Parcel Number:	031-372-024	Lot Area:	8,731 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Residential Duplex	Topography:	Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,552 sf	3,336 sf
Garage	210 sf carport	400 & 300 sf garages and 1 uncovered space
Accessory Space	120 sf	None

III. LOT AREA COVERAGE

Lot Area: 8,731 sf
Building: 2,565 sf; 29%
Hardscape: 1,777 sf; 21%
Landscape: 4,389 sf; 50%

IV. DISCUSSION

The project was reviewed by the Architectural Board of Review (ABR) on two occasions, given favorable comments, and continued indefinitely to the Staff Hearing Officer.

The proposed project converts the existing duplex to a single family residence and constructs a second unit to the rear of the lot. Parking is being brought up to the required (4) spaces. The required open yard is being provided in two (2) separate areas, as allowed by the Ordinance. The total of these yard areas however, does not total 1,250 square feet. It is Staff's position that the contiguous area off of the yard located in front of Unit B, and the patio located off Unit A, both provide the additional yard area intended by the Ordinance to provide private outdoor enjoyment for the property.

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 this property and that the yard areas, as designed, meet the purpose and intent of the Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated August 30, 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

Robert stamps
640 w. Ortega St.
Santa Barbara, Ca. 93101
(805) 966-3869

August 30, 2006

Modification Hearing Officer
City Of Santa Barbara
93102-1990

RE: Modification request for 308 S Alisos St.
Santa Barbara, Ca. 93103. Zone R-2, APN 031-372-024

Dear Hearing Officer:

The property, referenced above, has a 1,128 sq. ft. duplex witch will be converted to a single-family residence. A, 210 sq. ft, attached single car garage and a single car open space will be added to the rear of the existing SFR. The owner is proposing to build a new two story 1,784 sq. ft single-family residence with an attached 418 sq. ft two car garage.

The zoning ordinance requires an open yard area of 1,250 sq ft.. A modification is required for this project because 883 sq ft of open yard area is provided with tributary area of 338 sq ft totaling 1,221 sq ft. A 170 sq ft area was created north of the existing SFR to be used for private out door living.

The project has been reviewed by ABR and moved on to modification hearing officer with favorable comments.

Your consideration for this project will be deeply appreciated.

Yours Truly,

Robert Stamps
Agent for Mr. Arturo Herrera

ABR MINUTES – 308 N. ALISOS STREET

August 7, 2006

Present: Arturo Herrera, Owner; Robert Stamps, Applicant.

Motion: Continued 3 weeks to Full Board with the following comments: 1) The Board is comfortable with the architecture for the rear Unit B. 2) The roof over the second story addition of Unit A is to be a shed roof. 3) Applicant is to restudy the site plan for: a) better integration of parking, b) minimizing hardscape, c) maximizing landscaping.

Action:LeCron/Sherry, 7/0/0. Bartlett absent.

August 28, 2006

Present: Robert Stamps, Applicant; Arturo Herrera, Owner.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to Consent Calendar with the following comments: 1) Increase the landscape area on the north side along the drive by decreasing the driveway paving area. 2) Use high quality carriage garage doors. 3) Provide landscape plans including a canopy tree near Unit B.

Action: Wienke/Mosel, 7/0/0. LeCron absent.