



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 7, 2007
AGENDA DATE: March 14, 2007
PROJECT ADDRESS: 1824 Robbins (MST2007-00035)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *Dyk*
 Roxanne Milazzo, Associate Planner *Rest*

I. PROJECT DESCRIPTION

The 5,000 square foot project site is currently developed with a single family residence and detached one-car garage. The proposed project involves a 64 square foot bathroom addition, two (2) covered patios, and a drive-thru element over the driveway. The discretionary application required for this project is a Modification to allow the addition to be located within the required open yard area (SBMC §28.15.060)

Date Application Accepted: January 23, 2007 Date Action Required: April 23, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	James Zimmerman	Property Owner:	Susan Millington
Parcel Number:	043-143-017	Lot Area:	5,000 sf
General Plan:	5 Units Per Acre	Zoning:	R-1
Existing Use:	One-Family Residence	Topography:	Flat
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	989 sf	72 sf addition
Garage	367 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 5,000 sf
Building: 1,750 sf; 35%
Hardscape: 400 sf; 8%
Landscape: 2,850 sf; 57%

IV. DISCUSSION

Current development on site is non-conforming to outdoor living space requirements. The proposed 72 square foot bathroom addition reduces that area. It is Staff's position that the remaining back yard area of 1,152 square feet continues to provide adequate yard area for exclusive, private, enjoyment by the occupants, and the proposed covered patio provides an amenity for extended use.

Staff is somewhat concerned with the configuration of the proposed drive-thru patio cover and adjoining elevated patio area. As proposed, there is no access from the elevated patio to the drive-thru area, as they are separated by a guard rail. If access were to be provided, this drive-thru patio cover could block access to the garage. Therefore, Staff is recommending a condition of approval that prohibits such access.

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 for the site, and is consistent with the purposes and intent of the Zoning Ordinance, in that there is adequate yard area being preserved for outdoor enjoyment, with the condition that access is prohibited from the elevated patio cover adjacent to the dining room to the drive-thru patio cover, and that the existing overheight hedge at the front lot line be reduced to meet the requirements of SBMC Section 28.87.170.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 23, 2007

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

JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

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

January 23, 2007

Attention: Roxanne Milazzo

Re: Request for a Modification for-
1824 Robbins St.
Santa Barbara, Ca. 93101
APN #043-143-017, Zone R-1

Dear Roxanne,

We are currently involved with a project located at 1824 Robbins St. in which our clients would like to make improvements to their existing residence. The proposed improvements involve an addition of a bathroom (64 S.F.), covered patio (211 S.F.), and a drive-thru (119 S.F.). Currently, the existing 1-story single-family residence totals 989 S.F. with a 1-car garage.

Due to the addition of the bathroom, we are reducing open yard area, which would require a modification. The Modification requests are as follows:

Request #1: Reduce open yard area to 1131 S.F. for addition of a bathroom
Reason: Currently the existing open yard area is 1235 S.F.. Addition of a new bathroom at this location prohibits projecting into any required setbacks and we feel is the only possible location.

Please see enclosed site plan and elevations for further clarification. Do not hesitate to contact us if you have any questions regarding our request.

Sincerely,



Jim Zimmerman, AIA
Zimmerman Architects
Encl. (site plan/ Elevations)

16 W. MISSION STREET, SUITE H SANTA BARBARA CA 93101 (805) 569-1039

EXHIBIT B