



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 7, 2007  
**AGENDA DATE:** March 14, 2007  
**PROJECT ADDRESS:** 940 Isleta Avenue (MST2007-00033)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner *Rm*

### I. PROJECT DESCRIPTION

The 7,840 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves a 156 square foot first floor addition to the existing residence. 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:	Joe Ewing	Property Owner:	Emmie Hileman
Parcel Number:	035-242-008	Lot Area:	7,840 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	8% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,183 sf	152 sf addition
Garage	465	No Change
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 7,840 sf  
Building: 1,800 sf; 23%  
Hardscape: 1,997sf; 25%  
Landscape: 4,043 sf 52%

**IV. DISCUSSION**

Current development on site is non-conforming to outdoor living space requirements. The proposed expansion reduces that area. However, a large, flat, usable garden area to the right of the residence continues to provide 1,250 square feet of useable area as intended by the ordinance. Because portions of that area are located within the front yard setback, it technically does not qualify as open yard, and requires a Modification. To grant the Modification, Staff must make the finding that the purpose and intent of the Ordinance is being met. It is Staff's position that this property continues to provide outdoor living space, as intended by the ordinance, in the remaining yard which is private, well-dimensioned, and currently used for those purposes. Also taken into consideration is the irregular shaped 7,400 square foot lot, with large amount of street frontage requiring thirty-foot front yard setbacks. The proposed project expands four existing rooms by four-feet (4') for a total of 152 square feet of addition. The expansion will not be visible from the street, allows maintenance of the single story design, results in a uniform improvement with the existing garage, and provides the property owner with needed space.

**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, provides uniformity of improvement, and that open yard area, as intended by the Ordinance is still being maintained.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 10, 2007

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RE: MODIFICATION  
940 ISLETA AVE  
APN 035-242-008  
ZONE E-1

THERE IS AN EXISTING 50 YEAR OLD HOUSE IN GOOD CONDITION WITH 1648 SQ. FT. INCLUDING THE GARAGE. WE WOULD LIKE TO EXPAND THE BACK BEDROOM, BATH, KITCHEN, AND DINING AREA. THE MODIFICATION REQUESTED IS TO ALLOW THESE ROOM TO BE EXPANDED FOUR FEET TO ACCOMMODATE MORE NEEDED FAMILY SPACE. THE AREA REQUESTED DOES NOT ENCROACH INTO THE REAR YARD SET BACK. THIS EXISTING SPACE REQUESTED IS CURRENTLY BEING USED AS A PATIO AREA.

ARCHITECTURALLY

 Joe L. Ewing A.I.A.

EXHIBIT B