



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 25, 2008
AGENDA DATE: May 7, 2008
PROJECT ADDRESS: 175 Loma Media Road (MST2008-00090)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 13,014 square foot project site has frontage onto Loma Media Road both on the north and south sides. Current development on site consists of a 1,468 sq ft. single-family residence and a 402 sq. ft. detached carport. The proposed project involves a two story addition of two new bedrooms, two bathrooms and a laundry room, totaling 762 square feet. The discretionary application required for this project are Modifications to permit the addition to be located within the open yard area, and allow the 1,250 open yard area in one of the front yards (SBMC §28.15.060).

Date Application Accepted: March 18, 2008 Date Action Required: August 7, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|---------------------|---------------------------------|-----------------|--------------------------------|
| Applicant: | Greg Rech, Architect | Property Owner: | Greg Tatham |
| Parcel Number: | 019-261-012 | Lot Area: | 13,014 sf |
| General Plan: | 3 Units Per Acre | Zoning: | E-1 |
| Existing Use: | Single Family Residence | Topography: | 47% slope |
| Adjacent Land Uses: | | | |
| | North – Single Family Residence | | East - Single Family Residence |
| | South – Single Family Residence | | West – Single Family Residence |

B. PROJECT STATISTICS

| | Existing | Proposed |
|-----------------|-----------------|-----------------|
| Living Area | 1,468 sf | 762 sf addition |
| Carport | 402 sf | No Change |
| Accessory Space | 0 sf | No Change |

III. LOT AREA COVERAGE

| | |
|------------|---------------|
| Lot Area: | 13,014 sf |
| Building: | 1,519 sf; 12% |
| Hardscape: | 2,159 sf; 16% |
| Landscape: | 9,336 sf; 72% |

IV. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on March 17, 2008 (meeting minutes are attached as Exhibit C). The SFDB continued the item indefinitely to the Staff Hearing Officer with the following comments: The Board recommends granting the requested modification.

The existing lot has frontage onto Loma Media on both the north and south sides and therefore has two front yards. Because of this, the only real open yard is at the side of the house. The lot is also constrained by a steep slope. The proposed project involves a remodel and upgrade to the existing residence, and will result in additional floor area within the open yard area. Because of the lot constraint, the only feasible location for the addition is where it is proposed. In order to build within the open yard area, the applicant requests a Modification to allow the 1,250 open yard area in one of the front yards. Staff supports this request because the open yard area being reduced by the new development does not decrease the area currently being used as outdoor living space on this site. The patio areas in both front yards provide outdoor amenities that allow the occupants to take advantage of the property's ocean views. Although it is Staff's practice not to support new floor area within the open yard area, we recognize that this lot is constrained by two front yards and steep slope (47%). Also considered is the fact that the front yards currently function as the open yards for the property.

V. **RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification being requested is necessary to secure an appropriate improvement of upgrade to the property, and that the project meets the purpose and intent of the ordinance by allowing an encroachment into the existing open yard on a lot that is constrained by two front yards and a steep slope, which limits the amount of legal building footprint. Further, both front yards contain sufficient open yard areas improved with outdoor amenities, providing adequate area on site for private outdoor enjoyment.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated March 18, 2008
- C. SFDB Minutes

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



March 18, 2008

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

J. Allen Zimmer, A.I.A.
Gregory C. Rech, A.I.A.
architects

Re: Modification Request – Location of Open Yard Area
175 Loma Media Road
APN: 019-261-012
Zone: E-1

Dear Staff Hearing Officer:

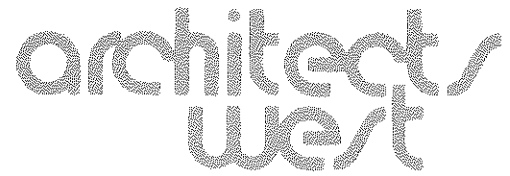
On behalf of Greg Tatham I am requesting a modification for the property at 175 Loma Media Road. There is an existing 2-story residence on the property of 1,702 s.f. and an existing carport of 402 s.f. The owner is proposing a 2-story addition of two new bedrooms, two bathrooms and a laundry room to the house totally only 762 s.f. The property is bounded on two sides by Loma Media Road and because of this existing site constraint, the property essentially has two "front yards" and no rear yard according to the current zoning ordinance.

The modification requested is to allow the 1,250 open yard area in one of the "front yards". This open yard area could be located north or south of the existing residence. There are numerous homes along Loma Media where the street borders the parcel on two opposing sides of the property. In this particular section of the road all of the homes are accessed from the north side, the upper portion of Loma Media. Therefore, what is understood to be the "front yard" in this area is on the north side of each home and the rear yard is consistently toward the downhill, south side, which is why we are showing the open yard area on the south side on the proposed plans. It is also known that in the City this situation is not unique to Loma Media Road and that several modifications have been granted for properties with this type of road configuration. Therefore, due to existing site constraints we are asking that this modification be approved.

The benefits of this request allow for the addition to be located in the best location on the property. As we developed the design for the owner we looked at other possible locations for the addition. The first was at the northwest corner of the house and this area was deemed unsuitable because of limitations with the side yard setback and conflict with two existing oak trees and their canopies in the vicinity. The other location was along the south side of the house and this location was determined to be unacceptable because of visual impacts to both the owner and neighbors. Therefore, the benefits include preservation of the existing oak trees on the site and minimal visual impact to neighbors while allowing this "invisible" open yard area to be located in the generally recognized rear portion of the property.

EXHIBIT B

1530 Chapala St.
Santa Barbara
California, 93101
p: 805|966.7141
f: 805|564.4121



Thank you for your consideration. If you have any questions or would like to visit the property, I look forward to discussing this modification request with you.

Sincerely,

A handwritten signature in black ink that reads "Gregory C. Rech".

Gregory C. Rech AIA
Architects West

- Att: 1. Applications
2. Proposed Plans
3. Photographs
4. Letters of support from neighbors

Tatham Mod 1.doc

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 175 LOMA MEDIA RD E-1 Zone**

Assessor's Parcel Number: 019-261-012

Application Number: MST2008-00090

Owner: Greg Tatham, Living Trust 2/6/04

Architect: Gregory Rech, Architects West

(Proposal for a 688 square foot two-story addition to an existing 1,468 square foot two-story single-family residence. The existing 402 square foot detached two-car carport will remain on the 13,014 square foot lot in the Hillside Design District. The proposal includes a covered terrace at rear upper level. Staff Hearing officer approval of a modification is requested to provide open yard area in one of the two front yards. The proposed total of 2,558 square feet is 62% of the maximum FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

(Time: 7:06)

Present: Greg Rech, Architect.

Public comment opened at 7:15 p.m.

Two letters of support from Alec Alexander and James and Roberta Davis were acknowledged.

Public comment closed at 7:15 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to the Full Board with the following comments:

- 1) Recycle the Canary Island palm tree.
- 2) Restudy how the posts relate to the terrace.
- 3) Restudy the exterior finish of the addition.
- 4) The Board recommends granting the requested modification.

Action: Woolery/Carroll, 7/0/0. Motion carried.