



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 13, 2009  
**AGENDA DATE:** May 20, 2009  
**PROJECT ADDRESS:** 733 Westmont Road (MST2009-00196)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 10,330 square foot project site is located on the corner of Westmont Road and Circle Drive. The proposed project involves the construction of a single family residence with attached two-car garage to replace previous development that was destroyed in the Tea Fire. The discretionary application required for this project is a Modification to permit the 1,250 square foot open yard to be provided in the primary front yard off of Westmont Road (SBMC §28.15.060).

Date Application Accepted: April 21, 2009

Date Action Required: July 21, 2009

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Brian Miller	Property Owner:	David Johnson
Parcel Number:	013-102-006	Lot Area:	10,330 sf
General Plan:	1 Unit Per Acre	Zoning:	R-1
Existing Use:	Vacant	Topography:	9% Slope

#### Adjacent Land Uses:

North – Circle Drive

East - Westmont Road

South – One-Family Residence

West – One-Family Residence

**B. PROJECT STATISTICS**

	<b>Previously Existing</b>	<b>Proposed</b>
Living Area	1,850 sf	2,582 sf
Parking	2 Uncovered Spaces	500 sf garage

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,281 sf 31%      Hardscape: 1,465 sf 14%      Landscape: 5,584 sf 55%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.37      Proposed FAR: 0.30      = 81.3% of Max. Allowed FAR

**IV. ZONING ORDINANCE CONSISTENCY**

Pursuant to SBMC §28.15.060, all single family residential lots are required to provide an open yard area of 1,250 square feet for purposes of providing usable outdoor living space and/or visual open space for the property. The area must have minimum dimensions of 20' in all directions, and may not include areas improved with driveways, turn-around areas, or decks higher than 36". On properties with multiple front yards, the open yard may be provided in the secondary front yard as long as it does not include the first 10' behind the front lot line.

**V. DISCUSSION**

The proposed project involves construction of a new single story one-family residence with attached garage. The proposed development will replace structures recently lost in the Tea Fire. The ordinance requires that all single family properties provide a 1,250 square foot open yard area on site. Recent ordinance amendments recognize the site constraints lots with multiple front yards and allow for portions of the secondary front yard to be used as open yard area.

Based on the proposed location of the front door of the residence, the Westmont Street frontage is considered this lot's primary front yard (per SBMC §28.04.720). If the front door of the residence had been located off of Circle Drive, the project would meet the provisions of SBMC §28.15.060 and would not require a Modification. Although this project could have been designed to conform to that provision, without need for a Modification, the applicant placed the open yard area adjacent to the residence's main living area, on the side of the house. This area provides a private area, similar to that of a backyard.

**VI. FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed location is the best and most appropriate area for open yard space on this site. It has direct access off of the residence's entertaining/living areas, provides privacy for outdoor

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enjoyment, has minimum dimensions of 20' and an overall area of 1,250 as required by the ordinance, and provides a solution to the site constraints associated with two large street frontages.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated April 21, 2009

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

DATE	
REVISION	

Brian B. Miller Designs  
 1115 Coast Village Rd  
 Montecito, CA 93108  
 (805) 407-9001

**NEW RESIDENCE FOR:**  
 David & Jennifer Johnson  
 733 Westmont Road  
 Santa Barbara, CA 93108

DATE	
SCALE	
JOB NO.	
PROJECT	
A-1	

**Parcel Details**

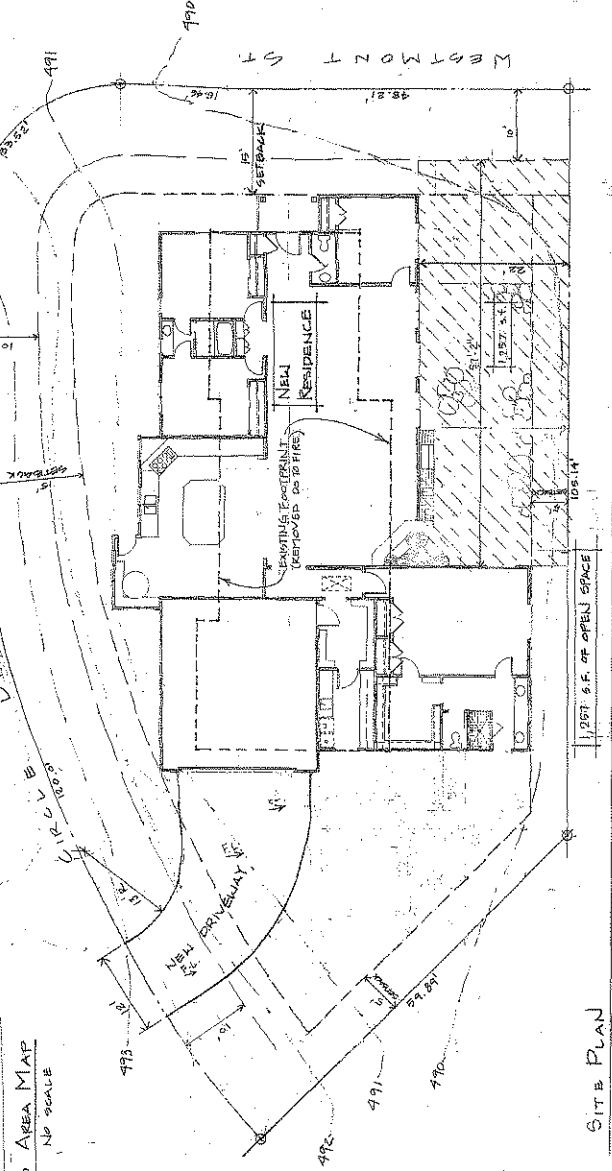
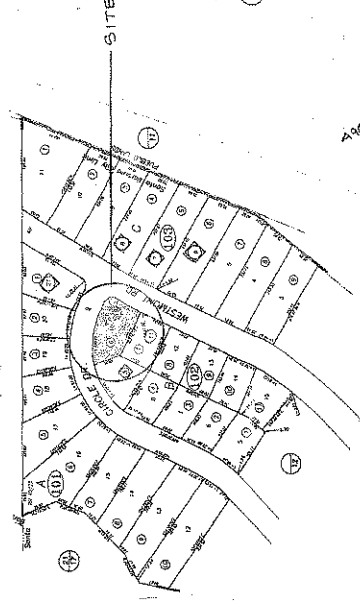
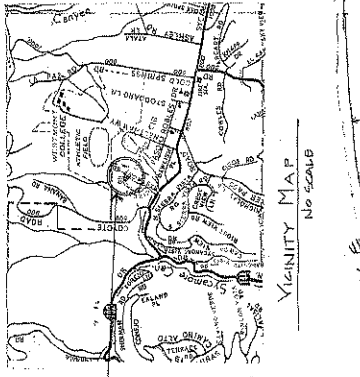
Parent Address: 733 Westmont Rd  
 Parent Number: 023 102 005  
 Zone District: R-1  
 General Plan Neighborhood: Ranchos Conejo  
 Local Law (from County Assessor): 6.5 Acres  
 Lot Size (estimate from CIP's GPS): 10,336.45 Square Feet  
 Setbacks (estimate from CIP's GIS System): 25'  
 High Tree Area: 130'

OWNER	DAVID & JENNIFER JOHNSON
DESIGNER	BRIAN B. MILLER DESIGNS
DATE	
PROJECT	
DESCRIPTION	
PERMITS	
STATUS	
REVISIONS	

**Scope of Work**  
 Replace existing 1,850 s.f. residence burned down by the 'Tea Fire' with a new 3,180 (net) s.f. residence. All construction is new.

**Owner:** Jennifer & David Johnson  
 733 Westmont Rd  
 Santa Barbara, CA 93108

**Designer:** Brian B. Miller Designs  
 1115 Coast Village Rd  
 Montecito, CA 93108  
 (805) 407-9001



Square footage of New Residence:  
 (existing residence has already been removed)

Net	3,179.6
Gross	3,280.5

CONTRACTOR	
DATE	
PROJECT	
DESCRIPTION	
PERMITS	
STATUS	
REVISIONS	

Exhibit A

Brain B. Miller  
Brain B. Miller Designs  
1115 Coast Village Rd.  
Montecito CA 93108  
(805) 407-9001

4/21/09

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

Re: Modification Request for 733 Westmont St.  
APN 013-102-006, zoned R-1

Dear Staff Hearing Officer,

There is a new residence proposed (3,280 s.f. gross) to replace an existing residence (1,851.4 s.f. gross) that was completely lost due to the 'Tea Fire'.

Due to the unusual shape of the lot as it is located on a corner location (Westmont and Circle Dr.) it currently has two front yard setbacks. Due to this configuration our property has a greater restriction for open yard space that is enjoyed by nearby properties that don't have the two front yard setbacks.

The modification being requested is to allow one front yard setback on the southerly side of the property be waived with regards to open yard space requirements. We feel that this will greatly enhance the property's value and aesthetic appearance and allow the owner to build their new home with the same requirements and restrictions its neighbors currently enjoy.

Sincerely,



Brian B. Miller  
Applicant