



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 6, 2010
AGENDA DATE: January 13, 2010
PROJECT ADDRESS: 726 W. Sola Street (MST2009-00520)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *mb*
 Roxanne Milazzo, Associate Planner *Rm*

I. PROJECT DESCRIPTION

The 4,580 square foot project site is currently developed with a 599 square foot single family residence and detached one-car garage. The proposed project involves a 299 square foot first floor addition for the residence. The discretionary application required for this project is a Modification to permit the addition to be located within the required open yard area (SBMC §28.18.060).

Date Application Accepted: November 16, 2009 Date Action Required: February 16, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Tony Xiques	Property Owner: David Mebane
Parcel Number: 039-032-026	Lot Area: 4,580 sf
General Plan: 12 Units Per Acre	Zoning: R-2
Existing Use: One-Family Residence	Topography: Flat

Adjacent Land Uses:

North – One-Family Residence	East - One-Family Residence
South – West Sola Street	West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	599 sf	898 sf
Garage	248 sf	248 sf
Accessory Space	62 sf to be removed	None

C. PROPOSED LOT AREA COVERAGE

Building: 1,214 sf 27% Hardscape: 800 sf 17% Landscape: 2,566 sf 56%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.51 Proposed FAR: 0.25 = 48.4% of Max. Allowed FAR

IV. DISCUSSION

The subject property is currently developed with a single family residence, detached garage, and detached storage shed.

The proposed project involves a 299 square foot, first floor expansion, to the rear of the residence. A Modification is being requested to allow the expansion to be located within the required 1,250 square foot open yard area.

Staff supports this proposal, which results in an increased yard area due to the removal of an existing accessory building. The resulting 1,115 square foot yard area provides a space on the small 4,580 square foot lot for adequate outdoor enjoyment by the occupants as required by the code.

V. FINDINGS AND CONDITIONS

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 reduced open yard request is appropriate in that it will allow an expansion of the small residence, in a single story style, consistent with the neighborhood, while maintaining adequate area for the property occupant's outdoor enjoyment.

Said approval is subject to a condition that that the driveway and garage be accessible for vehicle parking, and that hedges, gate, and fences along the front lot line and driveway be brought into compliance with SBMC §28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated November 11, 2009

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



DESIGN SYSTEMS

Residential Design & Drafting

P.O. Box 3861, Santa Barbara, CA 93130 Tel/Fax (805) 682-5753 DEXIGNS@aol.com www.designsystems.com

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

November 11, 2009

RE: 726 W. Sola St., Santa Barbara, CA 93101; APN 039-032-026; Zoned R-2

Dear Ms. Milazzo,

My clients, David and Heike Mebane, bought a 637 sq. ft. one-story house (all figures gross) with a 260 sq. ft. detached garage, 65 sq. ft. storage shed, and a covered laundry porch on a 4,580 sq. ft. (.10 AC.) lot in 2003. It was permitted and built in 1920 to comply with all zoning ordinances in effect at the time.

Upon purchase of the house in 2003, a number of zoning violations were uncovered, which have since been corrected. This was done in conjunction with a Zoning Modification approved May 21, 2004, which allowed for an undersize Open Yard Area (OYA) of 1,003 sq. ft., which is 247 sq. ft. under the required 1,250 sq. ft. OYA.

Our proposal is to add 9' to the rear and 7' to the left side of the house, totaling 317 sq. ft. of addition, resulting in a 954 sq. ft. residence. There is no work proposed for the 260 sq. ft. detached garage. Our proposal also includes removing the 65 sq. ft. storage shed, which is encroaching into the required OYA, as well as an exterior laundry porch at the rear left of the house.

We are requesting a Zoning Modification to allow the 9' expansion of the house into the required 1,250 OYA. The main benefits of approving the modification would be that:

- Although we would still have a non-conforming OYA, the requested modification would result in a net **increase** in the OYA of **148 sq. ft.**, totaling **1,151 sq. ft.** of OYA vs. the existing 1,003 sq. ft.
- To allow the more efficient use of the storage area as habitable interior space rather than as a small underused detached storage shed.
- To allow us to move the existing outside laundry facilities into the house.

Thank you for your consideration in this matter, and please feel free to call me at the above number should you have any questions or comments regarding our request.

Sincerely,


Tony Xiques
DEXIGN Systems

Cc/DM

Exhibit B

