



**City of Santa Barbara
California**

**STAFF HEARING OFFICER
STAFF REPORT**

REPORT DATE: December 8, 2010
AGENDA DATE: December 15, 2010
PROJECT ADDRESS: 521 Santa Barbara Street (MST2010-00280)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Kelly Brodison, Assistant Planner *KB*

I. PROJECT DESCRIPTION

The proposed project involves the construction of a 551 square foot two-story residence with an attached 200 square foot one-car garage on a 1,611 square foot lot. The project site was previously developed with a 1,104 square foot, two-story, single-family residence which was demolished in 2007. The previously demolished residence was legally non-conforming with no on-site parking and new one-car garage is now being proposed. The discretionary applications required for this project are two (2) Modifications to permit new construction within the required six-foot (6') interior setbacks (SBMC §28.21.060); and one (1) Modification to provide one off-street parking space in lieu of the requirement for two (SBMC §28.90.100).

Date Application Accepted: November 11, 2010 Date Action Required: February 9, 2011

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jeff Shelton	Property Owner:	REH Property, LLC
Parcel Number:	031-201-009	Lot Area:	1,611 sf
General Plan:	1. Office and Residential & 2. Major Public and Institutional	Zoning:	C-M, Light Manufacturing
Existing Use:	Vacant	Topography:	Flat

Adjacent Land Uses:

North – Residential	East - Commercial
South – Residential	West – Park

B. PROJECT STATISTICS

	Previously Existing	Proposed
Living Area	1,104 sf	551 sf
Garage	N/A	200 sf

C. PROPOSED LOT AREA COVERAGE

Building: 590 sf 37% Hardscape: 220 sf 14% Landscape: 801 sf 49%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 1.37 Proposed FAR: 0.47 = 35% of Max. Allowed FAR

IV. DESIGN REVIEW

The project was reviewed by the Single Family Design Board on October 11, 2010 and received positive comments. The Board forwarded the item to the Staff Hearing Officer for action.

V. MODIFICATIONS

1. Interior Yard Modifications

Interior yard setbacks are essential for providing separation between neighbors. Habitable space, window openings, and other encroachments in interior yards, especially when located on upper levels, often times impact privacy on adjacent properties. The proposed project requires modifications to permit the new residence to encroach 3' into the interior setbacks. In the C-M zone, commercial or mixed use structures can be built to the property lines. While the same structure could be built as a non-residential use and no modifications would be required, because the proposed structure is solely residential, it is subject to the interior setback restrictions of the R-3/R-4 Zone, which is six feet.

The site is unique site because it is only 23' wide and 1,611 square feet in size. Given the small size of the lot, the interior setback modifications are necessary to develop the project with a residential use. Staff recognizes the constraints associated with this type of lot and is supportive of the interior setback modifications.

2. Parking Modification

The Zoning Ordinance parking requirement for a single-family residence is two covered spaces. The proposed project is providing one covered parking space. Staff can support the modification request because the project site is located in the Central Business District (CBD) and is adjacent to commercial uses. The project meets the intention of the mixed use parking reduction for residential units as specified in the Zoning Ordinance 28.90.100, which requires

one parking space for a residential unit that is located in the CBD. The parking demand for a 551 square-foot studio unit, as proposed in this project, is one space; therefore, Transportation Planning staff can also support the parking modification. The proposed parking modification would be consistent with the purposes and intent of the Zoning Ordinance and would not cause an increase in the demand for parking space in the immediate area. The project site is currently vacant and was previously developed with a two-story single family residence. No parking was provided at that time. The current proposal includes the construction of a one-car garage which will bring the parking more into conformance than the previously existing non-conforming house.

VI. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. Given the small size of the lot, the modifications are necessary to develop a reasonable size home. The Single Family Design Board found the project compatible and appropriate. The proposed encroachments into the required interior setbacks allow for a home to be constructed on an unusually small lot and the one car garage provides a more compliant parking situation on the site. The proposed parking modification would be consistent with the purposes and intent of the Zoning Ordinance and would not cause an increase in the demand for parking space in the immediate area.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated September 18, 2010
- C. SFDB Minutes

Contact/Case Planner: Kelly Brodison, Assistant Planner - (kbrodison@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101 - Phone: (805) 564-5470, ext. 4531

September 18, 2010

Roxanne Milazzo
Staff Hearing Officer
Planning Department
City of Santa Barbara
630 Garden Street
Santa Barbara, California 93101



519 Fig AVE.
SANTA BARBARA
93101
965-8812

Re: Yardi House
521 Santa Barbara Street
Santa Barbara, CA 93101
A.P.N. 031-209-009

SUBJECT: MODIFICATION REQUEST

Dear Ms. Milazzo

On behalf of the owners, Jason and Robin Yardi, I am requesting two modifications for the above mentioned project.

1. We are requesting that the "Side Yard" setbacks be 3', as opposed to the required 6'.
2. We are requesting that only one Covered Parking Space is provided instead of the 2 required.

Due to the lot size of 28.23' x 57.50', putting a house back on the outdated lot with current zoning and Transportation requirements, we feel that this request is reasonable. Two years ago, this modification was granted for this lot, along with other open yard modifications. This house design meets open yard and space requirements. Also, the proposed lot coverage is:

**Total Lot Size: 1611 sf, Building Footprint: 590 sf=37%,
Hardscape: 220 sf=14%, Landscape: 801 sf=49%**

Thank you for reviewing our request.

Sincerely

Jeff Shelton
ARCHITECT

EXHIBIT B



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

521 SANTA BARBARA ST

MST2010-00280

R-NEW SFR

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Project Description:

Proposal for a new two-story, 751 square foot studio residence with an attached one-car garage on a 1,611 square foot parcel. The proposal is 35% of the maximum floor to lot area ratio guideline. The project requires Staff Hearing Officer review for a parking modification and two interior setback encroachments.

Activities:

10/11/2010

SFDB-Concept Review (New) - PH

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for three requested zoning modifications.)

(3:07)

Present: Jeff Shelton, Architect; and Jason Yardi, Agent for Owner.

Public comment opened at 3:17 p.m.

Dawn Sherry spoke in support of the proposed project with one comment regarding the review process, specifically in regards to the "artistic" elements..

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:20 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Full Board with comments:

- 1) Provide a streetscape elevation and building footprints for the adjacent parcels.*
- 2) Provide additional information and details regarding the proposed artistic elements.*
- 3) Study the amount of proposed turf for compliance with the City Landscape Compliance Requirements and Landscape Design Standards for water conservation.*
- 4) Return with a resolution from Parks and Recreation regarding the location of the back fence and gate, which is currently located on the City Parks Property.*

Action: Bernstein/Zimmerman, 7/0/0. Motion carried.

Activities:

10/11/2010 SFDB-Mailed Notice Prepared

prepared 9/28/10; mail date 9/30/10.