



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 19, 2011
AGENDA DATE: January 26, 2011
PROJECT ADDRESS: 2849 Verde Vista Drive (MST2011-00015)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *Rmf*

I. PROJECT DESCRIPTION

The 5,242 square foot project site is currently developed with a single family residence and detached two-car garage. The proposed project involves 136 square feet of additional floor area 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 §28.15.060).

Date Application Accepted: January 10, 2011 Date Action Required: April 10, 2011

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:	Britton Jewett	Property Owner:	Conn Abel
Parcel Number:	053-363-013	Lot Area:	5,242 sf
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	Flat

Adjacent Land Uses:

North – Verde Vista Drive	East - One-Family Residence
South – Multi-Family Residence	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,123 sf	+136 sf = 1,259 sf
Garage	342 sf	342 sf
Accessory Space	128 sf "as-built"	None

C. PROPOSED LOT AREA COVERAGE

Building: 1,593 sf 30% Hardscape: 980 sf 19% Landscape: 2,669 sf 51%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.47 Proposed FAR: 0.30 = 64% of Max. Allowed FAR

IV. DISCUSSION

The project site is currently developed with a 1,123 square foot single-story, single-family residence, and a detached 342 square foot two-car garage with attached storage room. The 128 square-foot storage room, which was built without benefit of permits, will be removed as part of this application. The proposed project involves 136 square feet of additional floor area for the residence. The single story addition, located at the rear of the residence, will provide a second bathroom and expand a small study area. French doors will provide direct access from the new study onto a raised outdoor deck.

A Modification is required to allow the proposed expansion to reduce the conforming open yard area to 1,077 square feet; 173 square feet less than the required 1,250 square-foot open yard area. Two small areas (totaling 94 square feet) directly adjacent to the open yard area provide usable outdoor space but do not meet the minimum 20-foot dimensions and cannot count towards the required 1,250 square feet. The Zoning Ordinance recognizes the constraints of developing on single family lots of less than 6,000 square feet and provides the opportunity to meet the open yard requirements in multiple areas as long as minimum dimensions of 20' x 20' are provided. In this case, the remaining front yard on the site is not large enough to take advantage of this provision. It is Staff's position that, given the small size of the lot and the relative minor expansion in building footprint, the project will maintain adequate backyard area for the site.

V. FINDINGS AND CONDITION

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 project will allow for a minor expansion of the existing residence on a relatively small lot, resulting in a functional improvement for the residence while maintaining an adequate open yard area on the site.

Said approval is subject to a condition that the plans submitted in conjunction with this Modification approval show removal of the storage shed and that the garage be accessible for required parking purposes.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 1/7/2011

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805) 564-5470

Britton Jewett
Studio 7 Architecture and Allied Arts
112 East De La Guerra Street #7
Santa Barbara, CA 93101
Date 1/7/2011

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

Re: Modification Request for ²⁰¹⁹~~2009~~ Verde Vista Drive; APN 053-363-013; E-3 Zone

Dear Staff Hearing Officer,

There is an existing 1123 S.F. single family home, a 342 S.F. detached garage and a 128 S.F. storage shed on the property. The house and garage structures have permits and the shed is an existing non permitted structure. The rear yard is 26 inches below the existing floor level and access to the yard is through a service porch off of the kitchen. The existing open yard area is 1333 S.F.

The proposal is to add a new bathroom (84 S.F.) directly adjacent to the Master Bedroom, improve access to the rear yard from the living room through a new sitting area (52 S.F.) connecting to a new deck at floor level and removal the existing shed. The proposed addition will add approximately 136 net S.F. to the existing residence, the proposal will create an open yard area of 1077 S.F.

Upon initial review with City staff the open yard area was calculated with the shed as a legal non conforming structure. Two Zoning Information Reports that were issued for the property in 2005 and 2007 reference the shed as a legal nonconforming (not illegal) structure. The reports did not site Zoning Ordinance, Building Violations or other issues with respect to the shed, as such initial open yard calculations were made allowing the footprint area of the shed to be added to the proposed new open yard calculation. The initial calculations provided a net gain in open yard area and staff waived the requirement to apply for a modification. During the plan check process, the shed was determined to be illegal because there is no permit on record.

A modification is now being requested to allow a reduced open yard area of 1077 S.F, or 173 SF. below the minimum required size. The new construction is proposed in the open yard area because a one story solution is necessary to allow the new bath to be directly adjacent to the Master Bedroom and development is constrained by setbacks at the front and side yards.

The proposed addition would greatly enhance the functionality of the home (currently a one-bath home) by adding a second bath and opening up the back yard as described. The removal of the existing shed widens the rear yard, simplifying the yard boundaries and opening more contiguous useable area. The design creates a direct connection to the reconfigured rear yard from the main living areas of the home, allowing for a better integration of interior and outside space. New construction will not be visible from the public way.

The design will be in keeping with the style of the home and allow the owners to integrate entertaining, growing their own vegetables and harvesting rain water while replacing current underused area with a deck at living level. The proposed compact single story addition promotes an efficient use of resources while enhancing the aesthetics, amenities and livability of the home and back yard.

Sincerely yours,



Britton Jewett