



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 6, 2014
AGENDA DATE: November 12, 2014
PROJECT ADDRESS: 1624 Hillside Road (MST2014-00496)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DKC*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 5,037 square-foot site is currently developed with 1,256 square foot single family residence, a 132 square foot rear covered porch and a detached 315 square foot garage. The proposed project involves expanding the existing rear covered porch by 33 square feet and enclosing it, resulting in a 165 square foot family room addition to the dwelling and the reconstruction of the rear stairway. The discretionary application required for this project is an Open Yard Modification to reduce the size of the nonconforming open yard area (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: October 9, 2014 Date Action Required: January 7, 2015

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jyl Ratkevich	Property Owner:	J & J Rossi Trust 07/24/1998
Parcel Number:	041-092-027	Lot Area:	5,037 sq. ft.
General Plan:	Low Density Residential (max. 5/du acre)	Zoning:	R-1
Existing Use:	Single Family Residence	Topography:	4%

Adjacent Land Uses:

North – Residential	East - Residential
South – Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,306 sq. ft. (gross)	1,485 sq. ft. (gross)
Garage	336 sq. ft. (gross)	No Change
Accessory Space	None	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,832 sf 36% Hardscape: 1,320 sf 27% Landscape: 1,896 sf 37%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR 0.49 Proposed FAR: 0.35 = 71% of Max. Allowed FAR

IV. BACKGROUND

A Zoning Information Report (ZIR) prepared for the property in 2009 noted a zoning violation at the property, as the two-car garage was inaccessible for the parking of two vehicles due to the storage of items. By City Zoning Ordinance, two covered parking spaces are required and must be maintained at all times. Therefore, a condition has been included that stored items shall be removed from the garage.

A site inspection of the property revealed that an addition had been constructed at the rear of the garage that was not shown on the City's archive plan. Therefore, a condition has been included that the unpermitted structure shall be removed from the property.

V. DISCUSSION

This project is exempt from review by the Single Family Design Board. The applicant is requesting an Open Yard Modification to reduce the size of the nonconforming open yard area to allow for the proposed additions. The property is currently non-conforming to open yard requirements with approximately 916 square feet of open yard that meets the City's requirements. The Zoning Ordinance requires 1,250 square feet of open yard area, which may be provided in multiple areas with minimum dimensions of 20 feet by 20 feet. The existing 132 square foot rear covered porch that is proposed to be enclosed does not technically qualify as open yard area, as it is located 4 feet above grade. The proposal also includes reconfiguring the rear stairway and expanding the rear covered porch by approximately 33 square foot in order to provide a rectangular family room for the dwelling. While the 33 square foot area does not meet the minimum dimension requirements for open yard area, a further reduction to a non-conforming open yard area requires modification approval. The site is constrained due to the current development on the lot. Staff is in support of the open yard modification because of the site constraints associated with the lot, and because the remaining open yard is still useable. In addition, the open yard fulfills the intent of the requirements and allows for a minor expansion of the small residence while maintaining the existing neighborhood character.

VI. 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 proposed additions are appropriate on a small lot with a single-family residence, because the resulting open yard area is useable by the residents and the proposed additions are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The unpermitted structure at the rear of the garage is to be removed.
2. The stored items in the garage shall be removed and the garage shall be accessible for the parking of vehicles at all times.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 19, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
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Phone: (805) 564-5470 x**3320**

Jyl Ratkevich, Architect
1836 Loma St
Santa Barbara, CA 93103

September 19, 2014

Re: Modification Request for 1624 Hillside Rd. Santa Barbara, CA; APN 041-092-027

Dear Staff Hearing Officer;

We are requesting a modification to the required open yard for an existing 1-story single family residence with detached 2 car garage. The lot slopes down from the front to the back 4 feet. The existing non-conforming open yard is 916 sf. The existing residence is 1306 sf (gross) with 2 bedrooms, 2 baths, kitchen, living / dining room and a raised covered porch off of the rear of the residence.

The proposed project involves converting the 143 sf covered porch to a Family Room, and then adding 36 sf to the Family Room. The covered porch is not regarded part of the required open yard because it is 4 foot in height from finish grade to the finish floor, and covered. However, the proposed 36 sf addition, though not part of the minimum dimensions of the yard, does remove a small corner of open space and therefore requires a modification to the required open yard area.

The owners of this property have 2 children and 4 grandchildren and need a place where their grandchildren can play safely and within view of their parents. There also is a huge need for a location other than a bedroom or the formal living area where bills can be paid, crafts done or tv watched. The location of the rear covered porch is ideal because it is adjacent to the kitchen, and is at the same level as the house. The grandchildren currently use this space, though they are limited to the daytime and during good weather. The covered porch is an L shape with stairs at one end, the proposal to add 36 sf is in order to create a rectangular room that can be enclosed with new walls and a flat roof similar to what is currently there.

This modification allows for a very important increase in useable living space to a small 2 bedroom house without greatly impacting the current size of the non-conforming open yard.

Sincerely,



Jyl Ratkevich, Architect

EXHIBIT B