



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 18, 2014
AGENDA DATE: January 7, 2015
PROJECT ADDRESS: 2975 Valencia Drive (MST2014-00576)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 5,000 square foot corner lot is currently developed with a 920 square foot single-family residence and a detached 364 square foot two-car garage. The proposed project includes a 234 square foot one-story addition that will attach the dwelling to the garage, and a new trellis over a deck.

The discretionary applications required for this project are:

1. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.15.060 and 28.92.110); and
2. Interior Setback Modification to allow the addition to encroach into the required six-foot interior setback to the east (SBMC § 28.18.060 and SBMC § 28.92.110).

Date Application Accepted: November 17, 2014 Date Action Required: February 15, 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:	Tai Yeh	Property Owner:	Charles Grant Kimbell.
Parcel Number:	053-362-001	Lot Area:	5,000 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	2% slope

Adjacent Land Uses:

North – Residential
South – Residential

East - Residential
West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	920 sq. ft.	+234 sq. ft = 1,154 sq. ft.
Garage	364 sq. ft.	No Change
Accessory Space	n/a	n/a

C. PROPOSED LOT AREA COVERAGE

Building: 1,518 sf 30% Hardscape: 320 sf 6% Landscape: 3,450 sf 64%

IV. BACKGROUND

A Zoning Information Report (ZIR) prepared in 2013 identified zoning and building code violations at the property including “as-built” laundry facilities inside the garage that encroach into the required parking area and an “as-built” patio cover that encroaches into the required interior setback. Therefore, a condition has been included that the violations outlined in the 2013 ZIR will be corrected as part of this proposal.

Permits could not be located for an existing wood gate along the driveway. Therefore, a condition has been included that the gate along the driveway shall comply with the Zoning Ordinance height restrictions, and is subject to review and approval by Transportation staff.

V. DISCUSSION

The subject lot is located on a corner, and has two front yards. The existing development on site is non-conforming to the required 1,250 square foot open yard area and to the required six-foot interior setback to the east, and the project involves an addition to the residence and a trellis over a deck.

Modifications are requested to allow the 234 square foot addition to encroach into the required Open Yard area and in the required six-foot interior setback to the east. The project is exempt from review by the Single Family Design Board.

Open Yard Modification

The first requested modification is an Open Yard Modification to reduce the size of the nonconforming open yard area to allow for the proposed 234 square foot addition. The property is currently non-conforming to open yard requirements with 840 square feet of open yard that meets the City’s requirements (the size of the open yard including areas that don’t meet the minimum dimensions is approximately 1,000 sq. ft.). 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. On corner lots, open yard can be in the secondary front yard, as long as it's a least 10 feet from the secondary front lot line. The purpose of the open yard is to provide usable outdoor living space and/or visual open space.

The property is significantly undersized for the E-3 Zone, and has site constraints due to the two front yards and the location of the existing development on site. The proposal will reduce the size of the open area by 234 square feet, and the resulting project would maintain the existing 840 square feet of open yard area that meets the Zoning Ordinance requirements. There is an additional 176 square feet of outdoor living area with a proposed trellis and deck that is set back 10 feet from the Vernal Avenue secondary frontage. Although the 176 square foot area does not meet the minimum dimension requirements, it does provide additional outdoor living space, and will result in a combined open yard area of 1,016 square feet. Staff is in support of the open yard modification because of the site constraints associated with the small size of the E-3 lot described above. 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.

Interior Setback Modification

The existing dwelling on site is non-conforming to the interior setback, as it is located 5 ft. 3 inches from the east interior property line. The request is to allow the 234 square foot addition with one new window to encroach approximately 9 inches to 1 foot into the required 6 foot interior setback, to allow the addition to be in line with the existing residence. Staff is supportive of the requested addition with one new window within the interior setback as the addition and new window are not anticipated to adversely impact the adjacent neighbor and will result in a cohesive design to the existing dwelling.

VI. FINDINGS AND CONDITIONS

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. The proposed addition is appropriate because of the small size of the E-3 lot, the location of the existing development on site, the two front yards and because the open yard area fulfills the intent of the requirement and will allow for a minor expansion of the small residence while maintaining the existing neighborhood character and the addition is not anticipated to adversely impact the adjacent neighbor.

Said approval is subject to the following conditions:

1. The violations outlined in ZIR2013-00084 shall be abated as part of this permit and shall be included in the Scope of Work.
2. The gate along the driveway shall comply with SBMC Section 28.87.170 and is subject to review and approval by Transportation staff.
3. The trampoline, miscellaneous wood, and stored items shall be removed from the required setbacks.
4. The inoperable vehicle shall be removed from the property and the garage shall be accessible for the parking of two-vehicles at all times.
5. The tarp attached to the garage and located in the required front setback shall be removed from the property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 17, 2014

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

Date: Nov 17, 2014

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

RECEIVED
NOV 17 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 2975 Valencia Dr/ APN: 053-362-001/ E-3

Existing condition

There is an existing one story house (920 sq.ft. net) with a detached garage (364 sq.ft. net) on the property. The house and garage currently encroach into the interior set back (6' required) about 9" to one foot on the easterly property. The proposal is to build a bedroom addition (234 sq.ft.net) in between the house and garage.

Modification requested

The modification being requested is to allow addition to encroach 9" to one foot into the required 6 foot interior yard set back, also allow existing open yard to be less than 1,250 sq.ft. The encroachment will allow the bedroom to keep in line with existing structures without scarifying the much needed open yard space. The proposed addition is needed for the growing family, since there is only two bedrooms and one bath in the existing house.

Benefits of the project

The benefits of the project are 1) to avoid second story addition which may cause privacy issue to the neighbor. 2) Encroachment of the added bedroom eliminates the need of requiring extra space into existing open yard.

Sincerely,



Tai Yeh Architect

EXHIBIT B