



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 27, 2015
AGENDA DATE: September 2, 2015
PROJECT ADDRESS: 2937 Valencia Drive (MST2015-00371)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner *DKE*
Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 5,000 square-foot site is currently developed with 1,023 square-foot single family residence and a detached 324 square-foot two-car garage. The proposed project involves a 106 square-foot rear addition and a new, larger window along the western elevation of the residence.

The discretionary applications required for this project are:

1. Open Yard Modification 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 alterations to the dwelling for a new window to encroach into the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: July 23, 2015

Date Action Required: October 21, 2015

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Don Swann	Property Owner:	Mary Ann Zegers
Parcel Number:	053-362-011	Lot Area:	5,000 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3
Existing Use:	Single Family Dwelling	Topography:	2% slope

Adjacent Land Uses:

North – Single Family Dwelling	East - Single Family Dwelling
South – Single Family Dwelling	West – Single Family Dwelling

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,023 net sq. ft.	+ 106 sq. ft. = 1,129 net sq. ft.
Garage	324 net sq. ft.	324 sq. ft. (no change).

C. PROPOSED LOT AREA COVERAGE

Building: 1,574 sf 32% Hardscape: 1,401 sf 28% Landscape: 2,025 sf 40%

IV. DISCUSSION

The proposed project includes a 106 square foot bathroom addition to the rear of the dwelling that will reduce the size of the required Open Yard area. The proposed addition will meet setback requirements. The proposal also includes removing an existing window and replacing it with a larger window in the west interior setback. This project is exempt from review by the Single Family Design Board.

Open Yard Modification

The applicant is requesting an Open Yard Modification to reduce the size of the required open yard area to allow for the proposed addition. 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 property is currently conforming to open yard requirements, with 1,333 square feet of open yard that meets the City’s requirements which includes the existing deck. The proposal will reduce the size of the required Open Yard area to 1,007.5 square feet of Open Yard Area that meets the requirements.

The property is undersized for the E-3 Zone, as it is a 5,000 square foot lot, instead of the 7,500 square feet required today. Staff is in support of the Open Yard modification because of the undersized E-3 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.

Interior Setback Modification

The applicant is requesting an Interior Setback Modification to remove an existing window (3 feet x 4 feet) and to replace it with a larger window (3 feet x 5 feet), in basically the same location in the required six foot west interior setback, in order to meet Building Code egress requirements for the bedroom. The existing dwelling is non-conforming to the West interior setback as it is located five feet from the interior property line instead of the six feet required. Staff is in support of the Interior Setback modification because the larger window will comply with Building Code requirements for egress for the bedroom and the window is not anticipated to adversely impact the adjacent neighbors.

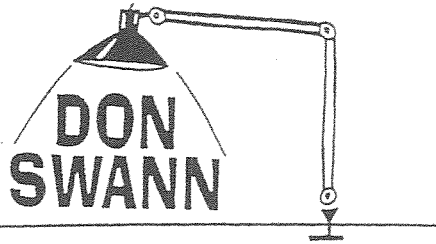
V. FINDINGS AND CONDITIONS

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 on a small lot with a single-family residence, because the proposed addition will meet the setback requirements and the resulting open yard area is useable by the residents and will fulfill the intent of the Open Yard requirements while maintaining the existing neighborhood character. The proposed new window in the interior setback is appropriate because it will provide the required Building Code egress and the window is not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 15, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320



RECEIVED

JUL 23 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

July 15, 2015

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

Re: Modification Request for Ms. Mary Ann Zegers, 2937 Valencia Drive, Santa Barbara, CA, 93105
APN: 053-362-011, E-3 Land Use Zone

Dear Staff Hearing Officer

The existing one story residence (1,023 sf.) and detached, 2 car garage, (324 sf.) were built with permits. Under current Zoning requirements, the detached 2 car garage located in the left, rear of the property, encroaches 5.3 feet into the required 6 foot east/side yard setback and 4.5 feet into the required 6 foot rear yard setback and the west side of the residence encroaches one foot into the required 6 foot side yard setback.

The existing Open Space of the property, in the rear yard is 1333 square feet.

It is proposed to add a needed 106 square foot closet and bathroom to the residence in the rear yard and will decrease the Open Space to 1041 square feet in lieu of the required 1250 square feet.

The modifications requested are, as follows:

1. To reduce the rear Open Space 209 sq. ft. to 1041 sq. ft. in lieu of the required 1250 sq. ft.
2. To allow the window in the back, right, bed room that encroaches into the side yard 1 ft. to be enlarged to 3/0 x 5/0 in lieu of the existing 3/0 x 4/0, in the same location, to meet the Building Code egress requirement.

The improvements shown on the plans are designed to improve the livability of the Owner's home and the necessity for a much needed bedroom closet and bath.

The new habitable space will not incur any hardships on the neighbors and the project will still be compatible with the surrounding neighborhood.

Sincerely,

Don Swann
Agent for Ms. Mary Ann Zegers, Owner

EXHIBIT B