



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 22, 2006  
**AGENDA DATE:** March 29, 2006  
**PROJECT ADDRESS:** 830 W. Micheltorena Street (MST2006-00058)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Zoning & Enforcement Supervisor  
Roxanne Milazzo, Associate Planner *DM*

### I. PROJECT DESCRIPTION

The 5,000 square foot project site is currently developed with a 1,027 square-foot single-family residence and detached one-car garage. The proposed project involves a 513 square-foot two-story addition and deck to the residence.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the addition to be located within the required open yard area (SBMC §28.18.060).

### III. SITE INFORMATION

Parcel Number:	043-242-017	Zoning:	R-2 Two-Family Residence Zone
General Plan Designation:	12 Units Per Acre	Topography/Slope:	1% Average Slope
Existing Use:	One-Family Residence	Proposed Use:	One-Family Residence

#### Adjacent Land Uses

North: One-Family Residence  
South: One-Family Residence

East: One-Family Residence  
West: One-Family Residence

#### Lot Coverage (Proposed):

- Building: 1,918 s.f. (38%)
- Paving/Driveway 850 s.f. (17%)
- Landscaping 2,227 s.f. (45%)
- Lot Area: 4,995 s.f.

#### Parking:

- Required 1 Covered
- Provided 1 Covered

Date Application Accepted: January 30, 2006

Date Action Required: April 30, 2006

**IV. DISCUSSION**

The purpose and intent of the required open yard area is to provide a private area for outdoor enjoyment exclusively for the occupants of the residence. The proposed project reduces the existing area but still provides 1,210 square feet of remaining open yard area. A second story deck, which reduces the qualifying open yard area, actually provides both a second story outdoor living space and an at-grade shade structure. Both amenities are appropriate for the enjoyment of the private yard area.

**V. RECOMMENDATION/FINDINGS**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the deck which encroaches into the required open yard area actually provides upper and lower levels of outdoor living space for this property and therefore is both appropriate and consistent with the purpose and intent of the ordinance.

Exhibits:

- A. Project Plan
- B. Applicant's letter dated February 13, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470



# Calvin Design

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**RECEIVED**

FEB 13 2006

CITY OF SANTA BARBARA  
PLANNING DIVISION

February 13, 2006

**Modification Hearing officer**  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Re: **830 W. Micheltorena Street**

Dear Roxanne Milazzo,

We (owners and myself, Designer) are requesting a modification for the property at **830 W. Micheltorena Street**. This property has an existing single-story, single-family residence and a detached single car garage. The property is zoned R-2. The parcel size is approximately 4,995.63 square feet. The existing residence is approximately 1,027 sq. ft. (net) and the existing detached single car garage of 220 sq. ft.

We are proposing a two-story addition in the rear of the property of 511 sq. ft. (net). The modification is needed because the minimum 20' dimension required within open yard space cannot be achieved. If you look at the site plan we have designated one large area of 1,210 sq. ft. with an adjoining area of 84 sq. ft. The total is 1,294 sq. ft., greater than the 1,250 sq. ft. required for open space. The small box of 84 sq. ft. does not maintain the 20' square dimension needed.

Our justification for this modification is;

1. The site with the addition allows for over 1,250 open yard space. One small area of the open space does not maintain the 20' square contiguous dimension. We are not requesting a reduction in open space, just in the way the open space is created.

Please contact me if you have any concerns or questions.

Yours truly,



Sophie Calvin  
Calvin Design

EXHIBIT B