



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 3, 2006
AGENDA DATE: May 10, 2006
PROJECT ADDRESS: 444 Stanley Drive (MST2005-00673)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,350 square foot project site is currently under construction with an 885 square foot two-story addition to the residence. The scope of work includes a 51 square foot reduction of the existing garage in order to provide the required 1,250 square foot open yard area between the residence and the garage. The applicant would like to maintain the garage as it currently exists.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit less than the required 1,250 square foot open yard area (SBMC §28.15.060).

Date Application Accepted: April 17, 2006 Date Action Required: July 17, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	John Moffett	Property Owner:	Sean Heacht
Parcel Number:	051-193-026	Lot Area:	8,350 Square Feet
General Plan:	Residential 5 units/acre	Zoning:	E-3 One-Family Residential SD-2 Special District Overlay
Existing Use:	One-Family Residence	Topography:	Flat
Adjacent Land Uses:	North - Residential South - Residential		East - Residential West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,734 Square Feet	No Change
Garage	451 Square Feet	No Change
Accessory Space	None	None

IV. LOT COVERAGE

Lot Area: 8,350 Square Feet
Building: 2,562 Square Feet; 31%
Landscape: 3,834 Square Feet; 46%
Hardscape: 1,954 Square Feet; 23%

V. DISCUSSION

The applicant is requesting a Modification to maintain the garage as it currently exists which will result in an open yard of 1,165 square feet. It is staff's position that the reduced open yard still provides adequate area with its 29' X 39' dimensions, for private outdoor recreation purposes, in a location that provides convenient access from the residence. A second yard area, provided between the garage and rear lot line, is currently developed with fruit trees and provides additional area for outdoor enjoyment for this site.

VI. RECOMMENDATION/FINDING

Staff recommends that the staff hearing officer approve the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on this site.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated 4/10/06

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

Sean Heacht
444 Stanley Dr.
Santa Barbara, Ca 93105

4/10/06

Modification Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, Ca 93102-1990

Dear Modification Hearing Officer,

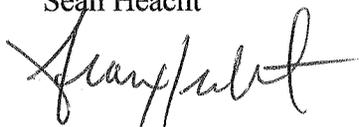
There is an existing house (1,849 sq ft.), a detached two car garage (451 sq. ft), a small accessory shed 8' x 10' on the northwest corner of the property and a pergola joining the main house and the garage. The existing garage currently encroaches into the interior setback by 42" on the north side of the property. The accessory shed 8'x10' and the pergola have been removed in accordance with permit # BLD2005-0124. The main house and the garage have building permits according to the City building files. The proposal is to extend a portion of the existing building 313 sq ft with a second story of 572 sq ft.

The modification being requested is to allow the addition to encroach into the open yard space between the garage and the house to 1209 sq. ft instead of the 1250 sq. ft. required. If required, we could remove part of the spare parking at the southwest corner of the lot a 10'x10' area allowing an additional 623 sq. ft. of open yard space with a 20ft diagonal but this would not be continuous with the existing open yard space do to the existing driveway. The other option is to remove 41 sq ft. of the existing garage. The proposed new area of the house is needed for my growing family, since there is only three bedrooms existing in the house and one of them is need for a home office.

The main benefit of having the proposed building is to enable me to work at home and allows our family to grow. We are able to maintain storage areas for my tools in the garage so that we are able to park our two cars in the garage with our storage. We will be able to maintain our privacy and security for our family. We also feel that the design of the house blends with the neighborhood and adds value to the properties adjoining us.

Sincerely

Sean Heacht

A handwritten signature in black ink, appearing to read 'Sean Heacht', written in a cursive style.