



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 18, 2006
AGENDA DATE: October 25, 2006
PROJECT ADDRESS: 301 Lugar del Consuelo (MST2006-00549)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *Ret*

I. PROJECT DESCRIPTION

The 9,000 square foot project site is located on the corner of Lugar del Consuelo and Puesta del Sol. Current development on site consists of a 1,920 square foot single family residence and attached two-car garage. The proposed project involves a 330 square foot first floor addition. The discretionary applications required for this project is a Modification to permit the addition to be located within the required open yard area (SBMC 28.15.060).

Date Application Accepted: 9-12-06 Date Action Required: 12-12-06

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Don Gragg	Property Owner:	Martz Trust
Parcel Number:	053-202-008	Lot Area:	9,000 sf
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	Residential	Topography:	Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,920 sf	2,250 sf
Garage	400 sf	No Change
Accessory Space	None	No change

III. LOT AREA COVERAGE

Lot Area: 9,000 sf
Building: 2,730 sf; 30%
Hardscape: 500 sf; 6%
Landscape: 5,770 sf; 64%

IV. DISCUSSION

The 300 square foot first floor expansion being proposed will result in an expanded kitchen and master suite for the existing residence. The remaining back yard area will still provide 1,160 square feet of legal open yard area. An additional 300 feet (which is located within the front setback and therefore does not legally qualify as open yard), brings private, fenced, outdoor living space up to 1,480 square feet. Staff also considered a pending Zoning Ordinance amendment which will allow this area to be counted towards open yard area.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification to permit reduction of the outdoor living space will still provide adequate, usable area for private outdoor recreational use, and therefore meets the purpose and intent of the Ordinance and is necessary to provide an appropriate improvement. Said approval is subject to the condition that the existing spa be relocated out of required setbacks.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 9-12-06

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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SANTA BARBARA DESIGN & BUILD

9/12/2006

Staff hearing officer
City of Santa Barbara
P.O. box 1900
Santa Barbara, Ca 93102-1990

Re: Modification Request for 301 Lugar Del Consuelo APN 53-202-08 Zone E-3

Dear Staff Hearing Officer

There is an existing house (1920 SF) and an attached two-car garage (480SF) all within the existing setbacks for the lot. All improvements to the property have building permits according to the city files. The proposal is to build an addition of 330 SF (11 x 30) on the north side of the house. The new addition will be inside the required setbacks for this property.

The modification is being requested to satisfy the open yard requirement of the city. This property has a street on two sides; therefore there are two twenty foot setbacks. The proposed addition would have an open yard of 1297 SF that would be inside the setbacks. However within the setbacks this is broken up in two different areas, 986 SF in one location and 286 SF in another. There is more than sufficient open yard space within the fenced backyard. The fenced backyard is 1600 SF, far exceeding the city's intent. In addition the Floor area ration to the lot is 30%.

We request this modification in lieu of proposing a second story addition because it will take less space to add a minor addition to the existing first floor. A stairway and completed new rooms would require much more square footage on the second floor. In addition the visual impact of our existing proposal will have far less visual impact and fit better within the neighborhood and eliminates the privacy issues that may be associated with a second story addition

Sincerely,


Don Gragg

Santa Barbara Design & Build

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EXHIBIT B