



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 1, 2006
AGENDA DATE: November 8, 2006
PROJECT ADDRESS: 203 El Monte Drive (MST2006-00583)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 7,700 square foot lot is located on the corner of El Monte Drive and Santa Rosa Avenue. Current development on site consists of a 1,553 square foot single family residence and attached 2-car garage. The proposed project involves a new front porch for the residence. The discretionary application required for the project is a Modification to permit new construction within the required front yard setback facing Santa Rosa Avenue (SBMC§28.15.060).

Date Application Accepted: September 26, 2006

Date Action Required: December 26, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Property Owners	Property Owner:	Bob Roe & Susan Sheller
Parcel Number:	045-124-008	Lot Area:	7,700 square feet
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	16% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,553 sf	No Change
Garage	462 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 7,700 sf
Building: 2,015 sf; 26%
Hardscape: 1,295 sf; 17%
Landscape: 4,389 sf; 57%

IV. DISCUSSION

Although the street address for this residence is El Monte Drive, the front door is located along the primary frontage facing Santa Rosa Avenue. The front yard setback off of Santa Rosa Avenue is non-conforming at fifteen-feet (15'). The proposed project is requesting that an architectural feature, not additional floor area be allowed into that front yard. It is Staff's position that the open front porch secures an appropriate improvement by announcing the formal entry to the residence while providing protection from the elements to the occupants, guests, and the front door itself.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the lot and meets the purpose and intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated September 26, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Bob Roe and Susan Sheller

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September 26, 2006

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

RE: Modification Request for 203 El Monte Drive
APN 045-124-008; Land Use Zone E-3/SD-3

Dear Staff Hearing Officer:

The subject parcel consists of an existing 1,553 s.f. single family residence with attached 462 s.f. two-car garage on a 7,700 s.f. corner lot. The house was constructed in 1958 and conforms to all building and zoning regulations in effect at that time. Due to its location on a corner, the house has two front yard setbacks, one on El Monte Drive and one on Santa Rosa Avenue. The house encroaches on the current front yard setback on Santa Rosa Avenue by approximately 5'4". We propose to build a front porch of approximately 77 square feet facing south on Santa Rosa Avenue.

The modification is being requested to allow this porch addition to encroach an additional 5'4" into the required 20' front yard setback.

This house is a typical 1950s ranch-style tract home with no architectural charm. We have lived in this home since 1980 and plan to remain here for the rest of our lives. Many of the houses in our area are being remodeled and we want our home to reflect the new aesthetics of the neighborhood. One of the benefits of the proposed project is to enhance the visual appeal of the house using California Craftsman-style design elements.

The major benefit of having the proposed porch encroach into the required setback is increased protection of the front entry from the elements. There is currently only the roof overhang over the entry, which allows sun and moisture from fog or rain to reach right up to the front door. The front entry is located slightly above street level at pedestrian eye height and close to the sidewalk. The proposed porch would create a more attractive, more private, and more protected entry into the house.

Sincerely,



EXHIBIT B