



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT #3

REPORT DATE: December 13, 2006
AGENDA DATE: December 20, 2006
PROJECT ADDRESS: 1340 Clifton Street (MST2005-00500)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6,000 square foot project site is located on the corner of Clifton and Salinas Streets. Current development on site consists of a single family residence (Unit A) with garage below and a detached deck with 840 square feet of storage below. The proposed project involves the addition of a second residential unit (Unit B) for the site. The new 1,177 square foot two-story residence will be constructed over the existing storage area which will now provide 200 square feet of storage and a two-car garage for the unit. The front porch on Unit A is being relocated to the side of the structure facing Clifton Street.

The discretionary application required for this project are Modifications to permit less than the required 1,250 square foot open yard area and to relocate the entry porch for Unit A into the required fifteen-foot (15') front yard setback facing Clifton Street (SBMC 28.18.060).

Date Application Accepted: July 24, 2006 Date Action Required: Not Applicable

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Eric Swenumson	Property Owner:	Richard Golden
Parcel Number:	017-154-018	Lot Area:	6,000 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Residential	Topography:	6% slope

Adjacent Land Uses:

North – One-Family Residential
South – Multiple-Family Residential

East – Multiple-Family Residential
West – One-Family Residence

B. PROJECT STATISTICS

	Existing – Unit A	Proposed – Unit B
Living Area	1,000 sf – No Change	1,004 sf
Garage	440 sf – No Change	540 sf
Accessory Space	840 sf – No Change	220 sf

III. LOT AREA COVERAGE

Lot Area: 6,000 sf
Building: 1,846 sf; 30%
Landscape: 3,132 sf; 52%
Hardscape: 1,089 sf; 18%

IV. DISCUSSION

This project has been reviewed by the Architectural Board of Review on numerous occasions. Those reviews, along with public input, and Staff Haring Officer direction, have resulted in several redesigns. At the last review on November 13, 2006 review, the ABR forwarded the item on to the SHO with design changes which would not affect the Modification requests.

At the August 16, 2006 appearance before the Staff Hearing Officer (SHO), the applicant was given direction to relocate the front entry of Unit A to the side of the residence facing Clifton Street and to create more open yard space as intended by the Ordinance. The applicant, who was encouraged to work with the neighbors, has reduced the building's size and improved the usability of the open yard area being proposed. It is Staff's position that the project as designed/revised complies with that direction.

Staff recognized that the two (2) front yards provide challenges with open yard area and that this applicant has provided an adequate area for the outdoor enjoyment of the property by both units. The relocation of Unit A's front door not only frees up the existing area for outdoor enjoyment, it relocates the front door to an area customarily used as the main entrance.

V. RECOMMENDATION/FINDING

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

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 12-12-06
- C. ABR Minutes
- D. Previous Staff Report

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