



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 7, 2007
AGENDA DATE: February 14, 2007
PROJECT ADDRESS: 2437 Murrell Road (MST2007-00011)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The project site is currently developed with a 2,600 square foot single family residence and attached two-car garage. The proposed project involves a roof pitch to a portion of the residence which is currently flat. The discretionary application required for this project is a Modification to permit alterations to portions of the residence located within the required six-foot interior yard setback (SBMC§28.15.060).

Date Application Accepted: January 9, 2007 Date Action Required: April 9, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Taylor Smith	Property Owner:	Taylor Smith
Parcel Number:	041-292-010	Lot Area:	8900 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	One-Family Residence	Topography:	Flat
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,600 sf	No Change
Garage	440 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 8,900 sf
Building: 3,040 sf; 34%
Hardscape: 360 sf; 4%
Landscape: 5,500 sf; 62%

IV. DISCUSSION

The existing residence is located within the interior yard setback. The proposed project involves a remodel that will replace an existing flat roofed area with a pitch to match the residence. No additional floor area is being proposed. It is Staff's position that the proposed change will provide the benefits of improved drainage as well as aesthetics for the residence and therefore supports the project as submitted.

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 is consistent with the purpose and intent of the ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 8, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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LOS ANGELES, CALIFORNIA 90027

(323)661-6890 (HOME)
(310) 804-9469 (CELL)

January 8, 2007

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

Re: Modification Request for 2437 Murrell Rd, Santa Barbara, CA 93109;
APN# 041-292-10; Land Use Zone E-3/SD-3

Dear Staff Hearing Officer:

There is an existing house (2600 sq. ft.) and an attached two car garage. The house currently encroaches into the interior setback one foot on the westerly side of the property. The building has building permits according to the City building files for the existing encroachment in the setback. The proposal is to change the roof pitch in the 22' x 36' area which currently has a flat roof, and move and remove interior walls.

The modification being requested is to change the roof pitch within the existing encroachment in the setback. The requested modification, the new pitched roof, will provide conformity with the existing pitch roof in the front of the house and will keep the roof in line with the existing house.

The major benefits of having the proposed change in roof pitch is better drainage and creating structure that is more aesthetically pleasing and conforming to the other houses in the neighborhood.

Sincerely,



Taylor Smith

EXHIBIT B