



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 21, 2007
AGENDA DATE: March 28, 2007
PROJECT ADDRESS: 1334 Kenwood (MST2007-00062)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 11,769 square foot corner site abuts Kenwood Road on two (2) sides. Current development on site consists of a single family residence and attached garage. The proposed project involves an "as-built" deck. The discretionary application required for this project is a Modification to permit the deck to be located within both front yard setbacks (SBMC §28.15.060).

Date Application Accepted: February 5, 2007 Date Action Required: May 5, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jyl Ratkevich	Property Owner:	James Wagner Trust
Parcel Number:	041-133-015	Lot Area:	11,769 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	11% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East - Reservoir
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,190 sf	No Change
Garage	393 sf	No Change
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area:	11,769 sf
Building & Deck:	2,056 sf; 17%
Driveway:	720 sf; 6%
Landscaping:	8,993 sf; 77%

IV. DISCUSSION

The project site has frontage on two (2) sides which require thirty-foot front yard setbacks. Although original plans are not available in the City's Archives, Staff has reason to believe there was a deck off the second front door which is located on the South side of the property. Photographs provided show a raised porch off the primary front door on the East side of the residence. The proposed project is a continuous, uniform, and aesthetically pleasing improvement that provides an amenity for outdoor enjoyment. Although this property has a large yard, having the outdoor amenity immediately adjacent to the house, makes it more convenient and likely to be used.

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 to the residence and does not violate the purpose or intent of the Zoning Ordinance because the large front yard, unimproved right-of-way, and street all provide adequate separation between neighbors and therefore, impacts from the deck locations within required front yard setbacks, are not expected.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 5, 2007

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

Jyl Ratkevich, Architect

February 5, 2007

Modification Hearing Officer
City of Santa Barbara
630 Garden St.
Santa Barbara, Ca. 93101

We are requesting a modification to the front yard setbacks for a deck extension at 1334 Kenwood Rd. in the City of Santa Barbara. The parcel # is 041-133-015, the lot size is irregular in shape, 11,769 s.f. in area, and zoned E-1. It is located at the intersection of Kenwood Road, Skyline Way, and Sage Hill Road, with Kenwood wrapping around 2 sides of the property creating 2 front yards.

Existing on the site is a 3-bedroom single family residence with an attached 2-car garage and wood deck. The new owner, Chad Wagner, having inherited the property, and presently living in New York, contracted for repairs to the residence including the rebuilding and enlargement of the existing deck. He did not obtain the proper permits and was issued a stop work order and notice of violation.

We are applying for permits for the work in violation, and would like to keep the new deck extension in its current location. Our request is for a modification to allow an 11' to 22' front yard setback for this deck extension. The existing deck is 22' from the front yard property line and the existing residence varies 18' to 42' from this same property line.

Originally there was a brick landing and steps from the front door, and a wood deck and steps at the side door from the dining / living room. The new deck extension connects the existing deck to the front door by wrapping around the front of the house. This provides extended outdoor living space from the living / kitchen area and a smoother transition from the front door to this area. This portion of the site is the largest area conveniently located for outdoor use. The only other area available is beyond the garage, and not adjacent to any indoor living space.

We feel our request should be granted because as a result of the irregular lot size, the 2 front yard setbacks and the original location of the residence there are no other functional options for providing expanded outdoor living space level with the finish floor, and adjacent to, the common indoor areas of the existing home.

Please contact me should you require any additional information.

Sincerely,



1836 Loma St. Santa Barbara 93103, 682-5607 jylraker@silcom.com

EXHIBIT B