



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 2, 2007  
**AGENDA DATE:** May 9, 2007  
**PROJECT ADDRESS:** 1842 Overlook Lane (MST2007-00104)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 10,500 square foot project site is located on the corner of Overlook Lane and La Vista Grande. Current development on site consists of a 1,250 square foot single family residence and garage. The proposed project involves a remodel, alterations to existing non-conforming portions of the residence, 600 square feet of first floor additions, a new patio, front porch, and deck. The discretionary application required for this project is Modifications to permit window alterations, and a deck, patio, and front porch to be located within both required front yard setbacks, and for the addition to be located within the required open yard area (SBMC §28.15.060).

Date Application Accepted: March 5, 2007      Date Action Required: June 5, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Bryan Pollard	Property Owner:	Greg Krueger
Parcel Number:	015-094-018	Lot Area:	10,500 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	16% Slope

Adjacent Land Uses:

North - One-Family Residence	East - One-Family Residence
South - One-Family Residence	West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,240 sf	589 sf addition
Garage	384 sf	No Change
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 10,500 sf  
Building: 1,960 sf; 19%  
Hardscape: 1,427 sf; 14%  
Landscape: 7,173 sf; 67%

**IV. DISCUSSION**

The proposed project involves a major remodel and 589 square foot addition to an existing residence. Because of its corner location, open yard is currently provided in the side yard off Overlook Lane. Although the proposed addition is located within the legal open yard area, a large deck with access into an open space is intended to provide a usable outdoor living space for the site. It is Staff's position that the designated open yard area, with direct access off the kitchen and family room will provide a space as intended by the ordinance for outdoor enjoyment. Although improvements are also proposed within the front yard setback, the area is elevated and separated from the adjacent residential neighbors so that no impacts are expected. A second yard, located within a small courtyard at the rear of the residence will provide additional outdoor living space in a more private environment. Approval is also required for window and entry upgrades to portions of the residence currently located within the front yard setbacks. It is Staff's position that the improvements are aesthetic in nature and do not violate the intent of the ordinance.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project making the findings that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements, as the deck and yard area is provided for outdoor enjoyment in an area that is directly accessible from the residence, and the improvements in the setback are adequately separated from the street. Said approval is subject to the condition that the second driveway, located off of La Vista Grande, be removed and that the wall/hedge height along Overlook Lane and the legal driveway be reduced and maintained at a maximum height of 3 ½'.

Exhibits:

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

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

March 5, 2007

Modification Hearing Officer

**Roxanne Milazzo**

City of Santa Barbara

Post Office Drawer P-P

Santa Barbara, CA 93102

Re: Mr. and Mrs. Greg Krueger  
1842 Overlook Lane  
Santa Barbara, CA 93103

Dear Mrs. Milazzo,

The existing property is zoned E-~~8~~ and has one single family residence (1,240 s.f. net) with a 2 car garage (384 s.f. net). (See Project Information on the plans) The property is located at the corner of Overlook Lane and La Vista Grande and has (2) 30' front yard setbacks. We are proposing modest single story addition of 589 s.f.(net) which includes a Master bedroom / Master Bath / laundry Room and 287 s.f. deck on the east side of the property.

We are requesting a modification to encroach into the 30' front yard setback 7'-6" with a proposed deck (see site plan) Plus proposing the 1250 s.f. required Open Area to encroach into the front yard setback. This area of the property is where beautiful ocean, island views obtainable and seems to be the place where the residents will enjoy most of there outside time in. Also, we are requesting minor window sizes and relocations in the existing non-conforming footprint of the residence for architectural esthetics and views.

The Proposed Project will require the following Modifications:

- **Front Yard Setback (Overlook Lane):**  
Deck and Open Area in front yard setback. Plus window relocation in existing footprint of residence.
- **Front Yard Setback (La Vista Grande):**  
Change out window for French doors w/ conc. Stoop in Bedroom #2 in front yard setback.

In summary the benefits of requesting this modification would be that being that the property is located on a corner lot with (2) 30' front yard setbacks and the

front area of the property is oriented toward ocean and island views we feel it is a natural area where outdoor space would be used for the pleasure in which we feel the intent of the ordinance is trying to accomplish. Also, we feel there will be significant architectural curb appeal to this corner with the minor window relocations proposed

Sincerely,  
Bryan Pollard 687-2783