



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 11, 2007
AGENDA DATE: July 18, 2007
PROJECT ADDRESS: 250 Mesa Lane (MST2007-00171)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6,446 square foot project site is located on the corner of Mesa Lane and Carlton Way. Current development on site consists of a single-family residence and carport. The proposed project involves 313 square feet of first-floor additions to the residence. The discretionary application required for this project is a Modification to permit a portion of the addition to be located within the required twenty-foot (20') front yard setback facing Carlton Way (SBMC §28.15.060).

Date Application Accepted: April 10, 2007 Date Action Required: October 10, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | |
|------------------------------------|--|
| Applicant: Tom Ochsner | Property Owner: Brent & Noel Christensen |
| Parcel Number: 041-322-014 | Lot Area: 6,446 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 | 1,400 SF | 313 sf addition |
| Garage | 204 sf carport | No Change |
| Accessory Space | None | No Change |

III. LOT AREA COVERAGE

Lot Area: 6,446 sf
Building: 1,918 sf; 30%
Hardscape: 800 sf; 12%
Landscape: 3,724 sf; 58%

IV. DISCUSSION

The project site is a corner lot currently developed with a single-story one-family residence and detached carport that was granted a Modification in 1982 to be built within the south side setback. The proposed project involves 313 square feet of new floor area for the residence. The portion being added on to the Mesa Lane side of the residence will observe all current development standards. Approximately 125 square feet proposed to be added to the North side of the residence involves the enclosure of an original porch. A portion of that area has already been illegally enclosed with a partial wall and glass. This project is requesting complete conversion of the porch to habitable space. The addition will occupy the area under the existing eave, creating a uniform improvement with existing floor area on site. Because of the angle of the house to Carlton Way, an existing, nonconforming portion of the house will be closer to the front lot line than the proposed enclosed area.

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 by allowing additional floor area under the existing eaves, and farther from the front lot line than existing, nonconforming development, while meeting the purpose and intent of the Zoning Ordinance by maintaining a uniform improvement in the secondary front yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter
- C. Letter from Paula Westbury, June 1, 2007

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

Tom Ochsner Architect
829 De La Vina St. Suite 200
Santa Barbara, Ca 93109

April 10, 2007

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

Re: Modification Request for 250 Mesa Lane; 041-322-14; E-3

250 Mesa Lane is a corner lot at the corner of Mesa Lane and Carlton Way in the City of Santa Barbara. This project consists of a one story addition, of 273 s.f., to the existing 1,441 s.f. residence. A portion of the proposed addition consists of enclosing an 84 s.f. covered porch which encroaches into the 20' front yard setback facing Carlton Way.

The modification being requested is to allow the enclosure of the existing covered porch, within the front yard setback into habitable.

The parcel is a corner parcel and therefore has two front yard setbacks. The encroachment would not consist of any construction closer than the existing residence. The encroachment would have very little impact because the porch is surrounded by existing habitable space including the roof.

Sincerely,

Tom Ochsner, project architect

EXHIBIT B

STAFF HEARING OFFICER
630 garden ST P.O. BOX 1280
Santa Barbara, Calif. 93102

Dear Staff Hearing Officer,
Please never develop
any more on Mesa Lane.

The Wilcox-Douglas area is
very Sacred and needs to be protected from development.
never permit Condos here, never ever build. The trees
are extraordinarily dependent on the people to
rescue them. Let them continue to fight poverty
in the area by helping people to be well & happy.
got it? Don't allow building. Too dense, too sick.
Not enough air after trees are gone. The trees
make a tremendous difference. got it? never be bad
always be good.

The three homes are Condos in disguise.
got it? never ever build anything here.
The foliage is precious, let all remain that
is there. The houses will never ever stay
up in an Earthquake of 3 or so - Sew all
Sew lines. Be well.

This is extremely Sacred Chumash
Holy Land - Graveyard, Ceremonial Area
90,000 years each one. Please keep all
be well - never grade. Keep all wild
and as it is forevermore. Keep the land
open. Be well. Keep it natural. Let it
be. The trees really help people to live
in all kinds of ways. Protect the area
Be well

EXHIBIT C

Thank you very much
Sincerely
Paula Westbury
PAULA WESTBURY

June 1, 2007

650 Miramonte
Santa Barbara, Calif
93109

Re: General Plan Designation
3 new houses
Mesa Lane - Carlton Way
Hearing June 6, 2007
and subsequent official
hearings and others etc