



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 1, 2010
AGENDA DATE: September 8, 2010
PROJECT ADDRESS: 306 Sherman Road (MST2009-00414)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RUB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,500 square foot project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. On November 4, 2009, a Modification was granted to permit the new garage to be relocated within the required front setback. The proposed project involves a request to install entry stairs and a wall fountain within the front setback. The discretionary application required for the project is a Modification to permit new structures within the required 35' front setback (SBMC 28.15.060).

Date Application Accepted: August 17, 2010 Date Action Required: November 17, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Hector Magnus	Property Owner:	Antar Dayal
Parcel Number:	019-050-003	Lot Area:	10,500
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	41% Slope

Adjacent Land Uses:

North - Vacant	East - Vacant
South – Sherman Road	West - Vacant

B. PROJECT STATISTICS

	Previously Existing	Approved 11/4/09
Living Area	2,233 sf	2,427 sf
Garage	406 sf	471 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,939 sf 18% Hardscape: 406 sf 4% Landscape: 8,155 sf 78%

IV. DISCUSSION

In October 1976, Sherman Road became a public street. At that time the Board of Land Use Controls recognized the site constraints associated with developing these narrow lots with steep slopes and granted a blanket approval for reduced front and interior setbacks for future development. For reasons unknown to current Staff, the subject lot was omitted from the blanket approval even though the same constraints exist.

The project site received a Modification approval on November 4, 2009 to permit the new garage to be located within 15' of the front lot line, instead of the required 35-foot setback. Although shown on the plans, Staff failed to identify that the entry stairs to the residence and associated 12-foot high wall fountain were also proposed within the required 35' front setback. All other portions of the proposed project continue to comply with current setback requirements. Staff recognizes the site constraints and supports the reduction of the front setback for the entry stairs, which provide access to the front door. A large portion of the wall fountain also provides the necessary safety barrier for the elevated front stairs and it will not impede the view of motorists exiting the garage. Neither of these encroachments results in new floor area within the required setback and both were a part of the design that was previously approved by the Single Family Design Board.

V. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed front setback encroachments allow access to the front door of the dwelling space and provide a landscape element without adding additional floor area within a required setback or impeding the view of motorists exiting the garage/driveway.

Exhibits:

- A. Site Plan (under separate cover)

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