



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 8, 2006
AGENDA DATE: February 15, 2006
PROJECT ADDRESS: 70 La Cumbre Circle (MST2005-00810)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *Dyk*
 Roxanne Milazzo, Associate Planner *Rat*

I. PROJECT DESCRIPTION

The project site is currently developed with a 1,260 square-foot single family residence with an attached 370 square-foot garage. The proposed project involves a 265 square-foot sunroom addition for the residence.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the room addition to be located within the required open yard area (SBMC § 28.18.060).

III. SITE INFORMATION

Parcel Number:	049-350-022	Zoning:	R-2 Two-Family Residence Zone
General Plan Designation:	12 Units Per Acre	Topography/Slope:	3% Average Slope
Existing Use:	One-Family Residence	Proposed Use:	One-Family Residence

Adjacent Land Uses

North: One-Family Residence	East: Residential Care Facility
South: One-Family Residence	West: One-Family Residence

Lot Coverage (Proposed):

- Building: 1,895 s.f. (47%)
- Paving/Driveway 416 s.f. (11%)
- Landscaping 1,689 s.f. (42%)
- Lot Area: 4,000 s.f.

Parking:

- Required 2 Covered
- Provided 2 Covered

Date Application Accepted: January 17, 2006

Date Action Required: April 17, 2006

IV. DISCUSSION

- This project was before the Architectural Board of review (ABR) on January 9, 2006 and received positive comments. The Board's position was that the sunroom provides for outdoor enjoyment and is not visible to the street. (Exhibit C)
- Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.
- The purpose and intent of the required open yard area is to provide private enjoyment of the outdoor area exclusively for the occupants of the residence. The proposed project replaces the existing covered patio with a more usable area. The private outdoor space can now be enjoyed both from within the sunroom with its large window openings or by accessing the remaining 850 square feet of back yard area through its slider.

V. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification to permit the reduction of the outdoor living space with the construction of a sunroom which will provide an amenity which enhances the enjoyment of the private backyard for this site, is both appropriate and consistent with the purpose and intent of the ordinance.

Exhibits:

- A. Project Plan
- B. Applicant's letter dated December 15, 2005
- C. ABR Minutes dated January 9, 2006
- D. Letters of support

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

December 15, 2005

Modifications Hearing Officer
Planning Division-City of Santa Barbara

RE: Modification Request:

Project Address: **70 La Cumbre Circle**
Santa Barbara, CA 93105
APN: 049-350-022
ZONE: R-2

Existing situation and proposed project:

The existing property is a 3996 SF lot zoned R-2. There is presently one condominium unit of 1260 SF (1 story) with an attached 2-car garage of 370 SF. The existing rear yard (open yard) is 1152 SF and is enclosed by a fence/wall 6 foot high all around. It is not easily visible from any adjacent properties. We are proposing a sunroom addition of 265 SF into the existing open yard area.

Modification request and justification:

The ordinance requires a 1250 SF open yard. This is already larger than the total open area at the rear of the residence. In effect, this makes any addition impossible. Because of this constraint we request a modification to allow a 265 SF encroachment into the existing open yard area for the proposed addition. There is really no other place for development. The open yard remaining will be 865 SF. In addition, there is 290 SF provided at the front of the residence outside the front yard setback. Together these two areas combine for a total 1155 SF of nicely landscaped yards. Furthermore, since the design is setback from each adjacent neighbor (8.5 and 11 ft. from the property lines) the siting has a minimal impact. Finally, upon researching adjacent properties in the development we have noticed the precedent (in at least two cases) of modifications granted for very similar additions.

Benefits of the project:

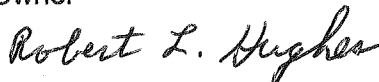
The proposed project design was presented to the La Cumbre Owners' Association and was given favorable comments regarding the modification justification and design standards. We feel this modest project, proposed in a style and scale consistent with the existing condominium is an aesthetically pleasing addition to the structure and will be an appropriate addition as well for the neighborhood.

Thank you for your considerations and we look forward to your approval.

Sincerely,



Annette S. Hughes
Owner



Robert L. Hughes
Applicant
84 La Cumbre Circle
Santa Barbara, CA 93105
805-636-9619
bobkarinh@cox.net

CONCEPT REVIEW - NEW ITEM

7. 70 LA CUMBRE CIR

R-2

Assessor's Parcel Number: 049-350-022
Application Number: MST2005-00810
Owner: Annette S. Hughes, Trustee
Architect: Victor Schumacher
Applicant: Robert Hughes

(Proposal to add a 265 square foot sunroom to the rear of an existing 1,260 square foot residence with an attached 370 square foot garage on a 2,996 square foot lot. A modification is requested for reduction of the currently non-conforming open yard space.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:28)

Robert Hughes, Applicant; and Karen. Hughes, present.

Motion: Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) The Board supports the modification request for a reduction of the open yard space, as it provides outdoor enjoyment and is not visible to the public view. 2) The project is ready for Preliminary and Final Approval when it returns back to the Consent Calendar.

Action: LeCron/Mosel, 6/0/0.

La Cumbre
Homeowners Association
Board of Directors

December 13, 2005

Annette Hughes
Robert L. Hughes
Karin M. Hughes
84 La Cumbre Circle
Santa Barbara, CA 93105

Cc: Modification Hearing Office
Planning Division
City of Santa Barbara

Re: Proposed addition of a sunroom to the rear of the property at 70 La Cumbre Circle

Dear Hughes Family,

At our meeting this past Tuesday evening, December 13, and upon the recommendation of the Architectural Review Committee, the Board of Directors of the La Cumbre Homeowners Association approved of your plans submitted for the addition of a sunroom at the rear of your property at 70 La Cumbre Circle. Please feel free to reference me at any time regarding the said decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Kurth", written in a cursive style.

Gary Kurth
Chairman, Architectural Review Committee
92 La Cumbre Circle
805-682-8735

#62	MARK AND MELINDA CAMERON	687-5928
#64	RODOLFO AND MARICRIS LISING	563-0060
#66	KAREN CRAWFORD	687-4304
#68	PAT RICHARDS	682-1272
#72	BETH TORRES	687-5646
#74	GUENTER HERBST (n/a)	687-7602
#76	FRED AND PAULINE LINDEN	687-3858

December 15, 2005

I hereby acknowledge that I have seen and reviewed the architectural plans for the addition of a sunroom
To the rear of my neighbor's property at #70 La Cumbre Circle and find no fault in view or other
Hindrances to my own property. I therefore offer my approval of this construction to the La Cumbre
Homeowners Association.

Mark L. Carr

62

12/15/05

NAME

UNIT

DATE

December 15, 2005

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NAME

64

UNIT

12-15-05

DATE

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Homeowners Association.

Karen Crawford
NAME

66
UNIT

12/16/05
DATE

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To the rear of my neighbor's property at #70 La Cumbre Circle and find no fault in view or other
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Homeowners Association.

Patricia G. Richardson

68

12-16-2005

NAME

UNIT

DATE

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Beth Jones

NAME

72

UNIT

12/15/05

DATE

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Homeowners Association.

Pauline Linden

76

12/15/05

NAME

UNIT

DATE