



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 8, 2006
AGENDA DATE: March 15, 2006
PROJECT ADDRESS: 830 W. Micheltorena Street (MST2006-00058)

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

I. PROJECT DESCRIPTION

The 5,000 square foot project site is currently developed with a 1,027 square-foot single-family residence and detached one-car garage. The proposed project involves a 513 square-foot two-story addition and deck to the residence.

II. REQUIRED APPLICATIONS

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

III. SITE INFORMATION

Parcel Number:	043-242-017	Zoning:	R-2 Two-Family Residence Zone
General Plan Designation:	12 Units Per Acre	Topography/Slope:	1% Average Slope
Existing Use:	One-Family Residence	Proposed Use:	One-Family Residence

Adjacent Land Uses

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

Lot Coverage (Proposed):

- Building: 1,918 s.f. (38%)
- Paving/Driveway 850 s.f. (17%)
- Landscaping 2,227 s.f. (45%)
- Lot Area: 4,995 s.f.

Parking:

- Required 1 Covered
- Provided 1 Covered

Date Application Accepted: January 30, 2006 Date Action Required: April 30, 2006

IV. DISCUSSION

This project was exempt from Architectural Board of Review per #10 of the Neighborhood Preservation Ordinance criteria.

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines.

The purpose and intent of the required open yard area is to provide a private area for outdoor enjoyment exclusively for the occupants of the residence. The proposed project reduces the existing area but still provides 1,210 square feet of remaining open yard area. A second story deck, which reduces the qualifying open yard area, actually provides both a second story outdoor living space and an at-grade shade structure. Both amenities are appropriate for the enjoyment of the private yard area.

V. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification for this minor request of the open yard area still provides adequate and abundant private outdoor living space for this property and is both appropriate and consistent with the purpose and intent of the ordinance.

Exhibits:

- A. Project Plan
- B. Applicant's letter dated February 13, 2006

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