



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 22, 2006
AGENDA DATE: March 29, 2006
PROJECT ADDRESS: 319 Santa Cruz Blvd MST2006-00134)

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

I. PROJECT DESCRIPTION

The 7,300 square foot project site is currently developed with a 2,311 square foot single family residence and attached two-car garage. The proposed project involves a 440 square foot accessory addition to the garage.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the accessory structure to be located within the required open yard area (SBMC §28.15.060)

III. SITE INFORMATION

Parcel Number: 045-031-026

Zoning: E-3 One-Family Residence/SD-3 Coastal
Overlay Zones

General Plan Designation: 5 Units Per Acre
Existing Use: One-Family Residence

Topography/Slope: 9% slope to street
Proposed Use: One-Family Residence

Adjacent Land Uses

North: One-Family Residence
South: One-Family Residence

East: One-Family Residence
West: One-Family Residence

Lot Coverage (Proposed):

- Building: 2,433 s.f. (33%)
- Paving/Driveway: 1,541 s.f. (21%)
- Landscaping: 3,420 s.f. (46%)
- Lot Area: 7,394 s.f.

Parking:

- Required: 2 Covered
- Provided: 2 Covered

Date Application Accepted: March 14, 2006

Date Action Required: June 14, 2006

IV. DISCUSSION

The purpose and intent of the required open yard area is to provide a private area for outdoor enjoyment. Because the area is for the "private" enjoyment, the Zoning Ordinance does not permit a front yard to be used. This project site is developed in a way that the front yard area functions as the open yard for this property. Although it is not private, it is a landscaped, walled-in area, greater than 1,250 square feet, that provides space for outdoor entertaining and enjoyment of the ocean views. The area being proposed for construction is located to the side of the garage, at the end of the driveway, and is currently used for parking. Although this area technically qualifies as the open yard for this property, it is not used for those purposes. Staff's position is that the front yard currently provides a usable, functional outdoor amenity as intended by the ordinance and that the proposed project area therefore does not eliminate the outdoor living space for this site.

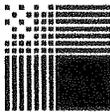
V. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the reduction of the legal open yard area for this property does not eliminate the usable outdoor living space for the site, is consistent with the purposes and intent of the Zoning Ordinance; and is necessary to secure an appropriate improvement on this lot.

Exhibits:

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

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805)564-5470



Pacific Arc INC. Architects

March 13, 2006

Attn: Modification Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara Ca. 93102-1990

Re: Modification Request Letter
Project Address: 319 Santa Cruz Blvd.
APN: 045-031-026
Zone District: E-3/SD-3 / Single Family Res.

Dear Modification Hearing Officer:
There is an existing 2311 s.f. single family two story residence with a 425s.f. Attached 2-car garage located on a approximate 7,322 s.f. Lot.

The existing driveway and attached 2 car garage are located at the back and to the rear of the lot, out of site from the street.

The property is an unusually shaped lot with only three sides. The largest property edge faces the street with a very long front yard setback. In addition there is a 13 ft buffer between the property line and the street edge that is currently used as landscaping.

The existing house orientation is reverse of a typical home for this area. The entry into the home is from the driveway, which is located at the rear of the property. The existing living spaces of the house, the kitchen and living room, face the street towards the ocean view. There are existing doors that exit these rooms onto the front yard.

The modification being requested is to allow the 1250 sq. ft. required open yard area to be located in the area directly adjacent to the living spaces in the front yard. This is the area between the residence and the street. The area at the rear of the residence is currently paved and used for drive access to the existing garage and does not work well for open yard. The proposal is to build a new workshop/storage (440s.f.) attached to the existing 2-car garage. This would encroach into the ordinance required rear yard area.

The complete project scope is as follows:

1. Add 440s.f. workshop/storage to the existing residence
2. Revise the existing site / retaining wall on the north side of the new storage space.

This modification would allow to add needed covered storage into an area of the yard that is currently not seen and already being used to park vehicles. Because of the odd shaped lot, the site constraints, the existing building orientation and the existing driveway location we feel that this is an ideal location for this storage space. We also feel the open yard area is best served at the front of the property which will be maintained.

Please call if you have any questions or if you need anything else.
Thank You for your consideration,

William S. Wolf
For Pacific Arc INC. Architects
cc: File

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ATTACHMENT B

