



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 17, 2006
AGENDA DATE: May 24, 2006
PROJECT ADDRESS: 3241 Lucinda Lane (MST2006-00239)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Jaime Limón, Senior Planner
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,000 square foot project site fronts Lucinda Lane on two sides. The lot is currently developed with a single family residence, attached garage and "as-built" deck. The proposed project is requesting to legalize the deck in its current location.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the "as-built" deck to be located within a required twenty-foot (20') front yard (SBMC §28.15.060).

Date Application Accepted: April 24, 2006 Date Action Required: July 24, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bryan Frederick	Property Owner:	Christopher Knapp
Parcel Number:	055-191-006	Lot Area:	6,000 square foot
General Plan:	Residential 5 Units Per Acre	Zoning:	E-3 One-Family Residential
Existing Use:	Residential	Topography:	17% slope towards street
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,300 square feet	No Change
Garage	400 square feet	No Change
Accessory Space	None	No Change

IV. LOT COVERAGE

Lot Area -	6,000 square feet
Building -	2,000 square feet; 33%
Hardscape -	350 square feet; 6%
Landscape -	3,650 square feet; 61%

V. DISCUSSION

Due to site constraints associated with double front yards, existing development, and slope, this property has limited yard area for outdoor enjoyment. The legal back yard is small, sloped, and situated so that no afternoon sun reaches it. The deck was constructed for outdoor enjoyment of the yard and ocean views, with easy access from the living room and kitchen areas. Due to the slope in the front yard, two feet (2') of the deck exceed ten-inches (10") above grade and is therefore considered an encroachment into the front yard setback. The deck provides a site improvement that does not adversely impact the adjacent neighbors and is compatible with the surrounding neighborhood.

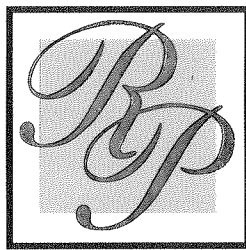
VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the "as-built" deck by making the finding that the modification is necessary due to the slope of the lot, and that the request is both consistent with the purposes and intent of the Ordinance and is necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 24, 2006

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



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Bryan Frederick
1205 Coast Village Road.
(805)698-1060

April 24, 2006

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

Re: Modification Request for 3241 Lucinda Lane; 055-191-06; R-1

Dear Modification Officer:

There is an existing 1,300 sf house, located on a corner, a 300 sf deck (as-built) and a detached 2 car garage on the property. The deck is encroaching into the front yard setback by 2 feet on the south and west side.

The modification being requested is to allow the as-built deck to be permitted and encroach 2 feet into the required 20 foot setback. This deck has been in existence for aprox. over 1 year. It is mostly at grade level. It does not in any way disrupt the neighbor's privacy as there are no adjoining windows across from the neighbor's property, which in fact was built over 6 feet past this deck and into the setback. There are numerous reasons to grant this deck a modification and building permit.

Some of the benefits of this deck are the beauty of it, the natural way it blends into and adds to the natural surroundings of the property, the increased usefulness of the residence and neighborhood, promoting good neighbor and healthy community relationships.

Sincerely,

Bryan Frederick



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EXHIBIT B