



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 31, 2006  
**AGENDA DATE:** June 7, 2006  
**PROJECT ADDRESS:** 256 San Rafael (MST2006-00299)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Senior Planner *DK*  
Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 6,300 square foot project site is currently developed with a 1,000 square foot single family residence and attached two-car garage. The proposed project involves a remodel and change in the architectural style of the existing residence and garage, a new entry tower, 750 square feet of first floor additions, and legalization of an existing backyard deck.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the existing deck to be maintained within the required open yard area and for changes to portions of the garage located within the required front yard setback (SBMC §28.15.060).

Date Application Accepted: May 15, 2006 Date Action Required: August 15, 2006

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Nicolas Vergara	Property Owner:	Mark & Darlene Kidon
Parcel Number:	045-142-021	Lot Area:	6,300 square feet
General Plan:	5 Units Per Acre	Zoning:	E-3 One-Family Residence /SD-3Coastal Overlay Zones
Existing Use:	Single Family Residence	Topography:	Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,050 square feet	1,778 square feet
Garage	420 square feet	No Change
Accessory Space	None	None

**IV. LOT AREA COVERAGE**

Lot Area:	6,300 square feet
Building:	2,481 square feet; 39%
Hardscape:	1,376 square feet; 22%
Landscape:	2,443 square feet; 39%

**V. DISCUSSION**

The proposed project is requesting two Modifications. The first one involves the addition of architectural elements to the portion of the garage which faces the street. The additions, which add no floor area, will project two-feet (2') into the existing non-conforming 15' front yard setback. The second Modification is related to an "as-built" deck located within the required open yard area. The open yard is intended to provide a private outdoor living area for the occupants of the residence. This deck, which was built at the grade of the finished floor of the residence, has a partial trellis and retractable awning for addition enjoyment of the back yard, in a location that has direct access off the kitchen living areas.

**VI. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that both Modifications are consistent with the purpose and intent of the Zoning Ordinance and secure appropriate improvements for the site.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 15, 2006

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

MAY 15, 2006

CITY OF SANTA BARBARA  
ZONING DEPT.  
MODIFICATION OFFICER

REQUEST FOR MODIFICATION AT 256 SAN RAFAEL  
SANTA BARBARA FOR (2) ITEMS

1. INSTALL (2) ARCHITECTURAL COLUMNS  
AT FRONT OF EXISTG CARAGE TO ENHANCE  
THE APPEARANCE FROM FRONT STREET
2. TO PRESERVE THE "AS BUILT" DECK  
AT REAR OF PROPERTY 282.75 SQ. FT.  
FOR FAMILY REUNIONS & GATHERINGS

Darlene Kiden