



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 12, 2006
AGENDA DATE: July 19, 2006
PROJECT ADDRESS: 434 Terrace Road (MST2006-00257)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6,500 square foot project site is currently developed with 1,754 square foot single family residence with attached 2-car garage. The proposed project involves a remodel of the residence, a new front porch, and second floor with deck

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the front porch and the 2nd story deck and window alterations to be located within the required front and interior yard setbacks respectively (SBMC §28.15.060).

Date Application Accepted: June 19, 2006 Date Action Required: September 19, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Thompson-Naylor	Property Owner: Collie & Jane Conoley
Parcel Number: 035-191-031	Lot Area: 6,500 sf
General Plan: 3 Units Per Acre	Zoning: E-3
Existing Use: Residential	Topography: 22%
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,754 sf	573 sf
Garage	450 sf	No Change
Accessory Space	None	No Change

IV. LOT AREA COVERAGE

Lot Area: 6,500
Building: 2,238 sf; 34%
Landscape: 1,565 sf; 24%
Hardscape: 2,697 sf; 42%

V. DISCUSSION

- This project was reviewed by the ABR June 5, 2006 and received favorable comments on the appropriateness of the Modifications being requested.
- The remodel and addition for this property will require what Staff considers to be minor and supportable requests. The Modification for front yard encroachment does not result in additional floor area within the required setback. It provides an architectural element that adds character to the elevation and balance for the second story addition, while providing a ground floor outdoor living amenity for the site. The upper level deck is proposed directly over the existing first floor which will allow it to stack structurally on the walls below. Although Staff will typically not support second story decks due to their impacts on adjacent properties, this application is proposing a thick railing or planter in the encroaching portion of the deck to prohibit access into the setback. Lastly, the removal of an existing chimney and replacement with an enlarged window within the setback is adjacent to a driveway and therefore does not impact the neighbors below.

VI. RECOMMENDATION/FINDING

Staff recommends that the staff hearing officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the site and is consistent with the purpose and intent of the ordinance.

- A. Site Plan
- B. Applicant's letter dated June 19, 2006
- C. ABR Minutes

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