



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 26, 2006
AGENDA DATE: August 2, 2006
PROJECT ADDRESS: 4125 Hidden Oaks Drive (MST2005-00606)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The project site is part of a planned unit development of 11 units. This ½ acre project site is currently developed with a single family residence and three-car garage. The proposed project involves a 240 square foot room addition.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the room addition to be located within the required forty-foot (40') interior yard setback (SBMC §28.36.075)

Date Application Accepted: June 26, 2006 Date Action Required: September 26, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Ace Awning	Property Owner:	Richard Davis
Parcel Number:	049-440-011	Lot Area:	23,507 sf
General Plan:	5 Units Per Acre	Zoning:	PUD 0.4
Existing Use:	Residential	Topography:	14%
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,110 sf	3,350 sf
Garage	832 sf	No Change
Accessory Space	None	No Change

IV. LOT AREA COVERAGE

Lot Area: 23,507 sf
Building: 4,182 sf; 18%
Hardscape: 2,709 sf; 12%
Landscape: 16,616 sf; 70%

V. DISCUSSION

The project was reviewed by the Architectural Board of Review on July 3, 2006 and was deemed ready for Preliminary Approval with some minor changes. The proposed addition, which provides a uniform improvement for the residence, will not be visible from the street.

The proposed addition will replace an illegal greenhouse enclosure on site. The proposed addition will be designed to provide direct access from the master bedroom into a heated pool area needed by the occupants for therapy purposes. The replacement structure, which is proposed within the required interior yard "buffer" zone, meets the purpose and intent of the ordinance by observing over 40' from the adjacent residential neighbor.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the request is consistent with the purposes and intent of the Zoning Ordinance, and necessary to secure an appropriate improvement on the lot, by providing a needed amenity for the residents in an area with no impacts to the neighbors, subject to the condition that the existing spa and associated equipment be legalized as a part of this application.

Exhibits:

- A. Site Plan
- B. Applicant's letter February 27, 2006
- C. ABR Minutes

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

LAW OFFICES
REETZ, FOX & BARTLETT LLP
116 EAST SOLA STREET
SANTA BARBARA, CALIFORNIA 93101
TELEPHONE: (805) 965-0523 • FAX: (805) 564-8675
E-MAIL: admin@reetzfox.com

February 27, 2006

Modification Hearing Officer
City of Santa Barbara
Post Office Box 1990
Santa Barbara, California 93102-1990

MODIFICATION REQUEST FOR 4125 HIDDEN OAKS ROAD, SANTA BARBARA,
CALIFORNIA
ASSESSORS PARCEL NO. 49-440-11; LAND USE ZONE PUD 0.4

Dear Modification Hearing Officer,

There is an existing house (3,033 square feet), an attached 3-car garage (832 square feet) and small unpermitted prefab greenhouse attached to the single-family residence (approximately 15 x 16 feet) on the property. The greenhouse is located on the westerly side of the property and is not visible from the street. The greenhouse, however, is constructed within the interior yard space of the rear property line. The existing greenhouse, while unpermitted, was constructed to code and has existing electrical that will be incorporated into the new project.

The modification being requested is to allow the existing greenhouse to be replaced by a 15 x 16 foot aluminum gabled patio enclosure which will encroach 12 feet into the required 40-foot interior yard setback. The encroachment will allow the new room to keep in line with the existing house and would allow access to the new room through the master bedroom suite located on the same side of the house. The proposed room is needed to allow the property owner's spouse to access a heated therapeutic pool from the master bedroom without requiring her to exit the primary residence and re-enter from an open patio area.

The major benefits of having the proposed room encroach into the required setback is that by keeping it in line with the existing house it avoids having the addition become visible from the street and allows the residents access to a much required amenity without exiting the primary residence which, due to weather conditions, serves only to aggravate the property owner's spouse's condition.

Should you have any questions, or if I can provide you with additional information, please do not hesitate to contact me.

Sincerely,

REETZ, FOX & BARTLETT LLP



Terry A. Bartlett

TAB/shj

Davis-R\1- 4125 Hidden Oaks Road\Modification Hrg Off let-01.doc
cc: Richard M. and Donnalee Davis

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 4125 HIDDEN OAKS RD**

PUD 0.4 Zone

Assessor's Parcel Number: 049-440-011
 Application Number: MST2005-00606
 Owner: Richard M. and Donnalee Davis Trustees
 Contractor: Ace Awning, Inc.

(Proposal to install an attached, prefabricated 240 square foot sun room and remove the existing sunroom. The existing 3,942square foot one-story single-family residence is located on a 23,507 square foot lot in a Planned Unit Development. A Modification is requested to allow the addition to encroach into the 40 foot interior setback of the Planned Unit Development.)

(COMMENTS ONLY; ENVIRONMENTAL ASSESSMENT, AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(5:40)

Present: Ed Martin, Contractor.

Public Comment opened at 5:40 p.m. and as no one wished to speak, closed at 5:40 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and can return to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval 2) Corners of the west elevation are to be thickened to match the east elevation. 3) There shall be continuous plaster finish over the wall panels, with no exposed joints.

Action: Wienke/Manson-Hing, 7/0/0.

***** THE BOARD RECESSED FROM 5:55 P.M. UNTIL 6:20 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 500 N LA CUMBRE**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-009
 Application Number: MST2006-00321
 Owner: Deborah D. Hart

(Proposal for remodeling and addition to an existing 1,986 square foot, one-story single-family residence located on a 8,530 square foot lot in the Hillside Design District. The proposal includes construction of a 760 square foot second story and interior stairway, a 440 square foot two-car attached garage, and removal of the existing 423 square foot carport.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 060-03.)

(6:20)