



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 6, 2006
AGENDA DATE: September 13, 2006
PROJECT ADDRESS: 2201 State Street (MST2006-00466)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 9,100 square foot project site is located on the Northwest corner of State and Los Olivos Streets. Current development on site consists of a 2,500 square foot two-story residence and detached two-car garage which are currently under construction. The proposed project involves the addition of a water feature for the site. The discretionary application required for this project is a Modification to permit its installation within the required front yard setback facing State and Los Olivos Streets (SBMC §28.15.060).

Date Application Accepted: August 1, 2006 Date Action Required: November 1 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kate Will	Property Owner:	Edward Cella
Parcel Number:	025-191-011	Lot Area:	9,100 sf
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	9% slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,922 sf	No Change
Garage	410 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 9,100 sf
Building: 2,412 sf; 27%
Hardscape: 2,099 sf; 23%
Landscape: 4,589 sf; 50%

IV. DISCUSSION

This application involves a landscape water feature which has been designed into a 2' high garden wall. Because the water spill ledge exceeds a height of 10" above the adjacent grade, it constitutes an encroachment which requires a Modification. This ornamental landscape improvement does not result in additional floor area within the required front yard setback, is not visible to pedestrians on State Street, and creates a landscape element with no adverse impacts to the adjacent neighbors.

V. 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 property and does not violate the purpose or intent of the Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 18, 2006

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

July 18, 2006

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

Re: Modification Request for 2201 State St.; APN 025-191-011; Land Use Zone E-3

Dear Staff Hearing Officer:

Existing Situation and Proposed Project:

The project site, located at the corner of Los Olivos and State St., is a 9,100 sq. ft. lot and is developed with a 2,554 sq.ft. home, which is currently being remodeled (see case number BLD2205-02525). The residence and detached garage (370 sq.ft.) occupy 31.3% of the property area (see Sheet MOD-0 for additional square footage percentages). The proposed project is to construct an at-grade concrete water runnel (10" wide, 34'-10" long, and 12" deep) and water spill ledge (24" wide, 21" above grade) near the entry of the residence, offset 6' from the back of the State St. sidewalk. The proposed water feature would circulate a modest 2,160 gallons per hour (or 40 gallons of water per minute).

Justification for Request:

The modification being requested is to allow the water feature described above to be located within the required front-yard setback. It does not violate the intent of the ordinance we seek relief from (which is to keep obnoxious noise outside of setbacks) because the quiet white noise that will be produced would be welcomed and appreciated, if at all audible from beyond the property line. Additionally, the orientation of the wall and water feature will direct noise away from the street and towards the residence.

Benefits of Project:

The water feature (runnel and spill ledge) will provide a soft white noise to counter the traffic-related noise along State St, lead and greet visitors to the entrance of the residence, and enrich the overall site design. The water feature is an integral aesthetic piece of an extensive landscape plan and compliments the style of architecture.

Thank you for your consideration.

Sincerely,
Kate Will 
Suding Design Landscape Architects, Inc.

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