



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 18, 2006
AGENDA DATE: October 25, 2006
PROJECT ADDRESS: 1211 Plaza del Monte (MST2006-00545)
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 10,000 square foot project site is located on the corner of Plaza del Monte and Belmonte Drive. Current development on site consists of a 2,500 square foot residence and 500 square foot attached garage. The proposed project involves the addition of patios doors, a shade structure at the rear of the residence, and a trellis element over an existing gate. The discretionary application required for the project are Modifications to permit alterations within both required front yard setbacks (SBMC §28.15.060).

Date Application Accepted: 9/11/2006 Date Action Required: 12/11/2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peter Hale	Property Owner:	Bruce Hanna
Parcel Number:	035-360-033	Lot Area:	10,826 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Residential	Topography:	Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,573 sf	No Change
Garage	504 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area:	10,826 sf
Building:	3,077 sf; 28%
Hardscape:	890 sf; 8%
Landscape:	6,859 sf; 64%

IV. DISCUSSION

The requested Modifications are related to a remodel of the existing site. French doors leading into a patio enclosure from a bedroom, a trellis over a gate used to access the rear yard, and a five-foot (5') section of patio cover are proposed within the required thirty-foot (30') front yard setbacks. The improvements are outdoor living amenities that will not result in any additional floor area for the site, but will provide amenities for improved use of the outdoor living space.

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, and is consistent with the purposes and intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter

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

Bruce Hanna
1211 Plaza del Monte
Santa Barbara CA 93103
962-7715

Modification Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara CA 93102-1990

Re: Modification Request for 1211 Plaza del Monte #035-360-⁰³³~~33-00~~ Zone E1

There is an existing 2-story house (3077 sq.ft. including garage) on the property. The house encroaches on the setback apprx. 4 feet on the Eastern side. The structure has permits according to the City building department. The proposal is to add patio doors to the Easter elevation to access a small patio.

It is further proposed to build trellis structures (apprx. 518 sq. ft. of coverage) above the side gate on the northeast corner of the house and along the west elevation in the backyard. The corners of these structures would encroach upon the setback.

The modifications being requested are to add the patio doors to the Eastern side of the residence and build the trellis structures as specified in the plans.

The benefits to these modifications are 1) the patio doors will allow access to the front patio area, 2) the trellis structures will create shade and aesthetic design elements to the house and 3) the trellis above the side gate will add a welcoming aspect to this entrance into the gardens.

We feel that these proposals are in keeping with both the character of the neighborhood and the house itself and will constitute added value on both a practical and design basis.

Sincerely,


Bruce Hanna