



City of Santa Barbara California

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STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 15, 2006
AGENDA DATE: November 22, 2006
PROJECT ADDRESS: 1018 Roble Lane (MST2006-00347)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,000 square foot project site is currently developed with a single family residence and two-car garage. The proposed project involves exterior improvements including a new covered patio and front entry. The discretionary application required for the project are Modifications to permit the patio cover to be located within the required twenty-five foot (25') front yard setback, and for walls to exceed the maximum height of 3½' when located within ten-feet (10') of the front lot line or the first twenty-feet (20') of the driveway (SBMC§28.15.060 & 28.87.170).

Date Application Accepted: October 3, 2006 Date Action Required: January 3, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Mr. & Mrs. Dan McCammon	Property Owner: Same
Parcel Number: 019-241-007	Lot Area: 8,148 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: Residential	Topography: 26% Slope
Adjacent Land Uses:	
North – 1-Family Residence	East – 1-Family Residence
South – 1-Family Residence	West – 1-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,989 sf	No Change
Garage	500 sf	No Change
Accessory Space	None	No change

III. LOT AREA COVERAGE

Lot Area:	8,148 sf
Building:	3,489 sf; 42%
Hardscape:	2,200 sf; 27%
Landscape:	2,459 sf; 31%

IV. DISCUSSION

The project was reviewed by the Architectural Board of Review on two occasions forwarded on to the Staff Hearing Officer with the comment that the Modification are technical in nature and are an aesthetic enhancement.

The exterior alterations being proposed for the residence do not result in any additional square footage for the site. Due to site constraints associated the overall slope, this property was developed with its outdoor living space being provided in the front yard. An upper level deck and two lower level patio areas were constructed for outdoor enjoyment of the yard and ocean views, with easy access from the living areas. The proposed project involves an upgrade to one of the lower patio areas by providing a higher privacy wall and overhead trellis element. It is Staff's position that the proposed alterations enhance and upgrade the existing patio without impacts to adjacent neighbors or public safety.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that Modifications being requested do not violate the purpose or intent of the ordinance and are necessary to secure appropriate improvements on this site.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated November 9, 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

Dan and Mary Ellen McCammon
1018 Roble
Santa Barbara, CA 93103

November 9, 2006 (Revision of Letter dated June 20, 2006)

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

Re: Modification Request for 1018 Roble, A.P.N. 019-241-007, Minor exterior remodel

Dear Staff Hearing Officer:

1. Existing situation and proposed project

The existing house is 2,989 sq. ft. It has a detached two-car garage and a front patio. The existing front patio encroaches into the front setback by approx. 16 feet. The proposal is to remodel and add a wood pergola to the existing front patio enclosure. Decorative features are also being proposed for the existing front entry.

2. Modification requested and justification

The Requested Modifications are as follows:

- Modification #1 – Improved Site Area with (N) trellis structure
- Modification #2 – Increase height of perimeter wall within 10'-0" of front.
- Modification #3 – Allow wall to exceed 3'-6" when located within 10'-0" of driveway or 20'-0" back of front property line.

The proposed remodel of the patio and front entry will significantly enhance the street view of the property. No square footage is being added to either the house or the patio.

3. Benefits of the project

The benefit of the project is to significantly enhance the street view of the existing patio, front entry and house in general.

Sincerely,

Amy K. Von Protz for Mary Ellen and Dan McCammon

ABR MINUTES 1018 ROBLE LANE – SEPTEMBER 11, 2006

Present: Amy Von Protz, Architect; Mary McCammon, Owner.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The project is ready for Preliminary Approval and may return to the Consent Calendar.
- 2) The applicant is to provide corbels that: a. are equally spaced to support the upper deck; b. are in alignment with the vertical railing supports above; c. extend slightly beyond the area fascia board.
- 3) The vertical railing supports above should be no larger than 2-inches in cross sectional area.
- 4) The modifications are technical in nature and are an aesthetic enhancement.

Action: Sherry/LeCron, 6/0/0. Manson-Hing and Wienke absent.

