



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 13, 2006
AGENDA DATE: December 20, 2006
PROJECT ADDRESS: 1832 Sunset Avenue (MST2006-00665)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The project site is currently developed with a 971 square foot single family with detached garage and storage. The proposed project involves 240 square feet of first floor addition and a new deck for the residence. The discretionary application required for this project is a Modification to permit alterations and additions within the required six-foot (6') interior yard setback (SBMC §28.21.060).

Date Application Accepted: November 6, 2006 Date Action Required: February 6, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Laura Bridley	Property Owner:	Brad & Lori Clements
Parcel Number:	043-162-018	Lot Area:	5,000sf
General Plan:	5 Units Per Acre	Zoning:	R-3
Existing Use:	One-Family Residence	Topography:	5% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	971 sf	1,211 sf
Garage	446 sf	No Change
Accessory Space	None	No Change

III. DISCUSSION

The Modifications being requested all relate to the Northern interior yard setback. The existing residence encroaches into that yard by one foot. The proposal for new floor area consists of a bedroom at the front of the house, and a bedroom at the back of the house, both of which are proposed to encroach into the northern interior setback. The total proposed expansion is 240 s.f., and the applicant is requesting that approximately five square feet be located at the five-foot (5') interior setback. Staff supports this request because of the small amount of floor area and how it allows for a uniform improvement. Staff's support is subject to the condition that no new windows be installed within those walls being constructed within the setback.

The applicant is also requesting interior setback relief for a new gate/wing detail that extends from the house to the property line. The house currently has a gate/wing, at the front, north corner. Because the building is being extended towards the street, the applicants would like to demolish the old gate/wing structure, and construct a new one at the new front of the building. The detail which is a part of the existing residence, does not add floor area, and is a character defining feature of Period Revival English Cottage Architecture.

The last part of this request relates to the deck proposed at the rear of the residence. Staff does not support elevated outdoor living space which encourage congregation into the "buffer zone" provided by the required setback separation.

IV. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the encroachments of floor area and the gate/wing detail, making the findings that they are necessary to secure appropriate improvements, and meets the purpose or intent of the Ordinance. Staff recommends that the Staff Hearing Officer deny the encroachment of the deck, as it does not meet the purpose or intent of the Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated November 6, 2006
- C. ABR

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