



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 7, 2007
AGENDA DATE: February 14, 2007
PROJECT ADDRESS: 1588 Oramas Road (MST2006-000623)
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 currently developed with a 1,500 square foot single family residence and attached two-car garage. The proposed project involves a 276 square foot first-floor and 270 square foot lower level addition to the existing single family residence, a new entry, and an "as-built" patio area. The discretionary application required for this project is a Modification to permit the entry porch and the "as-built" patio to be located within the required front yard setback (SBMC§28.15.060).

Date Application Accepted: January 9, 2007 Date Action Required: April 9, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Harrison Design	Property Owner:	William & Harriette Cook
Parcel Number:	029-060-021	Lot Area:	11,400 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	25% 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	1,536 sf	257 sf
Garage	382 sf	No Change
Accessory Space	None	213 sf

III. LOT AREA COVERAGE

Lot Area:	11,783 sf
Building:	2,020 sf; 17%
Hardscape:	1,865 sf; 16%
Landscape:	7,898 sf; 67%

IV. DISCUSSION

This project was reviewed by the Architectural Board of review on December 11, 2006 and forwarded to the Staff Hearing Officer with the recommendation that the roof be revised to match the existing pitch and that the height be increased by shifting the ridge over the remodeled portion.

The project site is steeply sloped which decreases the amount of usable outdoor living space for the property. The "as-built" patio was built to provide a usable flat area, directly accessible from the residence, for outdoor enjoyment of the property's harbor and ocean views. The patio, which does not add square footage within any required yard, is screened to the neighbor by vegetation and is barely visible from the street.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification secures an appropriate improvement for the property by providing amenities for an area used as the primary outdoor living space for the site and meets the purpose and intent of the ordinance by not impacting adjacent neighbors with its location.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 9, 2007
- C. ABR Minutes

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HARRISON DESIGN ASSOCIATES

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Phone: 805-899-3434 * Fax: 805-899-3439

DATE **January 9th 2007**

To **Staff Hearing Officer
City of Santa Barbara
P.O. BOX 1990
Santa Barbara, CA
93102-1990**

CC **Tony Spann**

FROM **Marc Compton**

SUBJECT **Modification request for 1588 Oramas Road - APN: 029-060-021 - Zone E-1**

There is an existing house (1,536 s.f. net / 1,614 s.f. gross) an attached 2 car garage (382 s.f. net / 412 sq. ft. gross) All buildings sit outside required setback areas. There is an existing front patio at the north-western side of the property that sits within the required front yard setback area. The proposal is to permit the existing patio in the front yard setback.

The modification being requested is to allow for the existing patio to remain as it provides a usable flat area on what is generally a sloped lot. It takes full advantage of the home's ocean and harbor views while not blocking any neighbor's views.

The major benefits this patio provide the homeowner are a usable, flat exterior extension of their home from which to enjoy the ocean views. The majority of the property is sloped and unusable as a patio or outdoor living space.

Sincerely,


1/9/07 Marc Compton

EXHIBIT B

ABR-Concept Review (New) - PH

12/11/06

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

- 1) Study revising the roof to maintain the same roof pitch, but increase the height by shifting the ridge over the remodeled portion.
- 2) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns to Consent.

Action: LeCron/Sherry, 7/0/0. Motion carried. (Manson-Hing absent).