



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 21, 2007
AGENDA DATE: March 28, 2007
PROJECT ADDRESS: 927 Medio Road (MST2006-00760)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *D.K.*
 Roxanne Milazzo, Associate Planner *R.M.*

I. PROJECT DESCRIPTION

The 10,500 square foot project site is currently developed with a 1,400 square foot single family residence and attached garage. The proposed project involves the installation of a prefabricated above-ground swimming pool. The discretionary application required for this project is a Modification to permit the pool to be located within the required open yard area (SBMC §28.15.060).

Date Application Accepted: January 29, 2007 Date Action Required: April 29, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Tom Ochsner	Property Owner:	Margaret Casey
Parcel Number:	029-261-010	Lot Area:	10,500 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	One-Family Residence
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	1,420 sf	No Change
Garage	420 sf	No Change
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area: 10,500 sf;
Building: 1,500 sf; 16%
Hardscape: 200 sf; 20%
Landscape: 6,800 sf; 64%

IV. DISCUSSION

The project was reviewed by the Architectural Board of Review on January 29, 2007 and continued indefinitely to the SHO with the comment that the lower plaster wall was to be raised in order to avoid the installation of a railing at the pool level.

It is Staff's position that the required outdoor living space on a property is intended to provide space and amenities for outdoor recreational and passive enjoyment. The proposed swimming pool installation does exactly that and therefore Staff supports the request for its location within the required open yard area.

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 meets the purpose and intent of the Zoning Ordinance because the pool provides an outdoor recreation amenity.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 29, 2007
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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THOMAS OCHSNER
Architect

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

1/29/07

Re: Modification Request for 927 Medio Rd.; 029-261-010; E-1

There is an existing house (1,428 s.f.), and an attached two car garage (420 s.f.) currently on the site. The site slopes approximately 24% to the south. The rear yard is conforming to the open yard requirement, but is sloping over 20%. This proposal is to create some terracing in the required rear yard area to allow for a swimming pool.

We request a modification to allow the rear yard to be terraced with retaining walls to accommodate a swimming pool.

The benefit of this modification would be to create a more usable rear yard. Currently there is no access or use of the rear yard. The terracing would allow for the ability to access a level usable deck and a swimming pool.

Sincerely,


Tom Ochsner, project architect

EXHIBIT B

927 MEDIO ROAD ARCHITECTURAL BOARD OF REVIEW SUMMARY

January 29, 2007

Continued indefinitely to the Staff Hearing Officer with the comment that the lower plaster wall is to be raised in order to avoid the installation of a railing at the pool level.