



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 2, 2007
AGENDA DATE: May 9, 2007
PROJECT ADDRESS: 727 Westwood Drive (MST2006-00536)
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 13,500 square foot project site is currently developed with a 1,329 square foot single family residence and attached garage. The proposed project involves 502 square feet of "as-built" first floor additions. The discretionary application required for this project is a Modification to permit the separation between the residence and the garage to be less than the required five-feet (5') (SBMC §28.04.020).

Date Application Accepted: March 3, 2007

Date Action Required: June 3, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Robert Stamps	Property Owner:	Adeline Ratliff
Parcel Number:	041-202-009	Lot Area:	13,547 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	31% 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	1,329 sf	501 sf addition
Garage	451 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 13,547 sf
Building: 2,331 sf; 17%
Hardscape: 1,200 sf; 8%
Landscape: 10,016 sf; 75%

IV. DISCUSSION

- This project was reviewed by the Architectural Board of Review (ABR) on February 20, 2007. The ABR recommended that the applicant apply for a Modification for the five-inches needed for building separation rather than trying to connect the structures.
- The proposed modification is necessary to legalize an “as-built” living room expansion. Although Staff discourages the use of the modification process for illegal construction, the five inches (5”) of relief needed for building separation between a main building and accessory is minor enough to qualify for Staff’s support and eliminates the unnecessary hardship for the applicant having to remove the area. Furthermore, It is Staff’s position that the separation requirement is aesthetic in nature and because the residence is located above and behind the garage, it is not obvious when viewing the development from the public right of way, that adequate separation does not exist.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Office approve the project, making the findings that the Modification is consistent with the purpose and intent of the Zoning Ordinance because the difference in the finished floor heights between the residence and the garage, the configuration provides adequate separation, and that the Modification is the necessary to secure an appropriate and aesthetically pleasing improvement on the lot, and prevents the unreasonable hardship of having to remove existing square footage to regain five-inches. Said approval is subject to the condition that the garage door be reinstalled to restore access.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated March 3, 2007
- C. ABR Minutes

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Robert stamps
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March 3, 2007

Modification Hearing Officer
City Of Santa Barbara
93102-1990

RE: Modification request for 727 Westwood St.
Santa Barbara, Ca. 93103. Zone E-1, APN 041-202-009

Dear Hearing Officer:

The property, referenced above, has a existing 1,329 sq. ft single family residence with a 451.5 sq. ft detached two car garage at the front of the property. There is a 312 sq ft as-built living room addition located 4 ft 7 inches from the garage instead of the required 5 ft. The ABR has reviewed the project and recommended a modification as one solution to the required 5 ft separation between buildings.

The owner would like to make the entire property conform to the ordinance witch includes permitting a 190 sq ft as-built dining room addition at the rear of the residence, remove the as built trellis at the southerly property line and lower the existing retaining wall at the front of the property to 3 ft 6 inches, as shown on the attached drawings.

The project requires a modification to accomplish this.

Your consideration for this project will be deeply appreciated.

Yours Truly,

Robert Stamps
Agent for Mr. & Mrs. Ratliff



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

727 WESTWOOD DR

MST2006-00536

R-ADDITION

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Project Description:

Proposal for approvals and permits for "as-built" work including 460 square feet of additions, a patio, and a retaining wall. A modification is requested for less than minimum required building separation. The 2,143 square foot single-family residence, including detached two-car garage, is located on a 13,548 square foot lot in the Hillside Design District.

Activities:

2/20/2007

ABR-Concept Review (New) - PH

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(4:18)

Present: Robert Stamps, Agent.

Public comment opened at 4:29 p.m., and as no one wished to speak, public comment closed at 4:29 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1. The Board suggests that the applicant apply to the Staff Hearing Officer for a modification for the distance between the buildings, because it is only 5 inches.

2. An alternative is to move the wall of the living room back by 5 inches in order to avoid the need for a modification. 3. The balcony and small roof connecting the main house to the garage is not satisfactory. The Board would prefer a large picture window in lieu of the balcony in that location. The Board is not satisfied with the design as presented. 4. On the plans, show the enlarged garage door to 16 feet wide as required.

Action: Blakeley/Mosel, 4/0/0. (Manson-Hing, Sherry absent.)

2/20/2007

ABR-Notice Prepared-PC/SHO Req

EXHIBIT C