



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 16, 2007
AGENDA DATE: May 23, 2007
PROJECT ADDRESS: 2306 Edgewater Way (MST2007-00078)
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 project site has frontage on Edgewater Way and Mohawk. Current development on site consists of an 890 square foot residence and attached two-car garage. The proposed project involves a 192 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit the addition within the required open yard area (SBMC §28.15.060).

Date Application Accepted: April 3, 2007 Date Action Required: October 3, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Susan Fishman	Property Owner:	Howling Dog Enterprises
Parcel Number:	041-342-009	Lot Area:	6,015 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	One-Family Residence	Topography:	Flat

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	890 sf	192 sf addition
Garage	448 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 6,015 sf
Building: 1,530 sf; 25%
Hardscape: 830 sf; 14%
Landscape: 3,655 sf; 61%

IV. DISCUSSION

The project site is a through-lot with frontage on Edgewater Way and Mohawk Road. The proposed project involves a bathroom and closet addition to the back of the residence. Because this property has no conforming open yard space (current language restricts a front yard from being used), Staff takes the position that the second front yard, because it provides the area used as back yard, is the non-conforming open yard. The proposed project is reducing the area by approximately 200 square feet and therefore requires a Modification. It is Staff's position that the project does not result in a significant reduction, and that adequate yard remains, as intended by the Ordinance, to provide a private outdoor area for the exclusive enjoyment of the occupants.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the reduction is necessary to secure an appropriate improvement on the lot by providing a second bathroom and needed closet space for the residence, and meets the purpose and intent of the Ordinance by maintaining adequate area for "back yard" purposes.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated March 14, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Susan Fishman
1860 Cottontail Creek Rd.
Cayucos, CA 93430
(805) 995-0006

March 14, 2007

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

Re: Modification Request for 2306 Edgewater Way, Santa Barbara; A.P.R.# 041-342-009; Zone is E-3.

Dear Staff Hearing Officer:

There is an existing house (1338.5 sq. ft. with attached garage) on a 6015.38 sq. ft. property. The building has a building permit according to the City building files. The proposal is to build a 192 sq. ft. (8' x 24') addition which will contain the bathroom and both closets at the rear of the existing house on the easterly side of the property. This addition will serve the 2 rear bedrooms.

The modification being requested is to allow a bathroom and closets addition to be built on to what is the back of the house in spite of the fact that what appears as the rear property line is considered a front yard (and because of that leaves not enough open yard) because it fronts on Mohawk Road, although no access from there is being considered and it has always been considered a rear yard. This is needed as the existing house has only 1 bathroom.

The major benefits of allowing the requested modification are: it prevents the need to add a second story addition and eliminates privacy issues that may be associated with a second story addition.

Sincerely,



Allan McComb for Susan Fishman