



**City of Santa Barbara  
California**

**STAFF HEARING OFFICER  
STAFF REPORT**

**REPORT DATE:** June 13, 2007  
**AGENDA DATE:** June 20, 2007  
**PROJECT ADDRESS:** 405 Fellowship Road (MST2007-00202)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner *DK*

**I. PROJECT DESCRIPTION**

The 7,636 square foot project site is located on the corner of Fellowship Road and Cliff Drive. Current development on site consists of a 1,153 square foot single-family residence and detached 2-car garage. The proposed project involves: demolition of the existing garage; construction of a new garage that will be attached by a 323 square foot first floor addition; and 265 square feet of accessory space that will be attached to the residence facing Cliff Drive. The discretionary application required for this project is a Modification to permit less than the required 1,250 square feet of open yard area (SBMC §28.15.060).

Date Application Accepted: April 24, 2007      Date Action Required: October 24, 2007

**II. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Keith Rivera	Property Owner:	Robert Pietsch
Parcel Number:	041-242-042	Lot Area:	7,636 sf
General Plan:	3 Units Per Acre	Zoning:	E-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**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,153 sf	323 sf addition
Garage	375 sf to be demolished	479 sf
Accessory Space	None	265 sf attached workshop

**III. LOT AREA COVERAGE**

Lot Area:	7,636 sf
Building:	2,352 sf; 31%
Hardscape:	520 sf; 7%
Landscape	4,764 sf; 62%

**IV. DISCUSSION**

The project site has recognized site constraints due to its dual street frontages and the location of its existing development. In an effort to provide a noise buffer from two streets, original development was pushed to the back of the lot which resulted in a small (250 square foot) private area, located between the residence and garage. The proposed plan relocates the garage up to the front yard setback and connects it to the residence with additional floor area. What results is a buffered, private open yard area with twenty foot minimum dimensions, totaling 850 square feet. Although the open yard does not meet the required 1,250 square foot minimum, it is Staff's position that adequate area, for use as intended by the Ordinance, is being provided.

**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 in providing larger, more usable private space for the constrained lot, and meets the purpose and intent of the Ordinance by providing it in a private area on site.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 9, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470

**Keith Rivera**

*architect*

C17499

April 9, 2007

Staff Hearing Officer  
City of Santa Barbara  
Community Development  
P.O. Box 1990  
Santa Barbara, CA. 93101-1990

Re: Modification request for 405 Fellowship Rd; APN 041-242-042; Land Use Zone E-3

Dear Staff Hearing Officer:

The 7,636 square foot corner lot is approximately 110' x 69' and is at the southwest corner of Fellowship Road and Cliff Drive. The existing structures on site are the original, early 1950's, 1,153 square foot, one story residence and the original, 375 square foot detached garage. Both structures are sited toward the northwest corner of the property, the house 5', and garage 3,' from the western property line. The existing garage and house are approximately 11' apart. Because of this original site layout there is no open yard area as defined by SBMC 28.15.060.3. The space between the garage and house is only 385 square feet and less than 20' wide. The remaining open space on site is in the front yard areas facing the two streets. The traffic and associated noise from Cliff Drive make the use of these open spaces undesirable. The traffic noise also affects the existing bedrooms, which face Cliff Dr. to the South.

The modification being requested is to allow improvements that would result in less than 1,250 square feet of open yard required by SBMC 28.15.060.3. The owner would like to improve the property to create more usable rear yard open space which would be shielded from the Cliff Dr. noise by the house. He would also like to create an acoustic buffer between the existing bedrooms and Cliff Dr to the South. The proposal is to demolish the existing detached garage and construct a new 479 square foot attached garage and 323 square foot kitchen addition. These would be sited to create a new 843 square foot, 22' foot wide rear yard open space shielded from the streets by the existing house and new garage. A new 265 square foot non-habitable workshop would be added on the south side of the existing residence to create a buffer to the Cliff drive noise. This addition would have no effect on either the existing or proposed open rear yards.

The benefit of allowing these improvements and modification request would be the creation of 843 square feet of open yard, greater than 20' wide, where currently none exists. Furthermore the configuration of this yard would shield it from the view of the street and exposure to the noise of Cliff Drive, making it much more usable and private. It should also be noted that given the configuration of the corner lot and location of the existing house it would not be possible to provide a complying two car garage and 1,250 square feet of open yard with a minimum width of 20' without demolishing a significant portion of the existing residence, forcing a major reconfiguration of the existing interior and further additions on the street side to make up for the removed house area. Such an extreme approach would be both cost prohibitive for the owner and undesirable from a neighborhood compatibility standpoint as it would force more building mass closer to the street.

**Keith Rivera**

*architect*

C17499

Modification request for 405 Fellowship Rd  
Page 2

In summary this open yard modification is unavoidable due to the existing property conditions and will result in a new configuration with more open yard than currently exists, and thus a property more in keeping with the intent of this zoning requirement. If you have any questions regarding this request please feel free to contact me. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Rivera', with a horizontal line extending to the right and a vertical line extending downwards from the end of the signature.

Keith Rivera