



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 17, 2007
AGENDA DATE: October 24, 2007
PROJECT ADDRESS: 3306 Calle Noguera (MST2007-00287)
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 12,500 square foot project site is located on the corner of Calle Noguera and San Roque Road. Current development on site consists of a single family residence, detached garage, and detached accessory space. The proposed project involves 390 square feet of first floor improvements to the residence. The discretionary application required for the project is a Modification to permit the addition to be located within both front yard setbacks and the open yard area (SBMC§28.15.060).

Date Application Accepted: October 9, 2007

Date Action Required: January 9, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Helen Bird	Property Owner:	Helen Bird
Parcel Number:	053-245-006	Lot Area:	12,550 sf
General Plan:	5 Units Per Acre	Zoning:	E-2/SD-1/SD-2
Existing Use:	Single Family Dwelling	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	1,537 sf	390 sf addition
Garage	439 sf	No Change
Accessory Space	360 sf	No change

III. LOT AREA COVERAGE

Lot Area: 12,553 sf
Building: 2,814 sf; 22%
Hardscape: 734 sf; 6%
Landscape: 9,005 sf; 72%

IV. DISCUSSION

The proposed improvements for this site are located within three different areas. A front entry foyer (95sf), kitchen expansion (51sf), and master bath (244 sf), will allow expansion of the existing floor plan while maintaining the existing design and single story style. The entry foyer actually results in additional floor area within the required forty-foot (40') front yard setback that is unique to this San Rogue neighborhood. Staff does not believe that this addition is necessary or appropriate, and therefore does not support the request. The kitchen expansion is proposed behind the existing portion of kitchen, and although located within the front yard as well, it is an appropriate improvement, because it makes the kitchen space a better size and shape. Also considered was the fact that this second front yard, which is behind a high privacy wall, really functions as an interior yard and open yard for the site. The master bath addition is proposed in an area that provides the largest area of open yard for the property. However, adequate and usable space is provided within the courtyard provided by the privacy wall and immediate accessible from the kitchen.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the requests for the kitchen and master bath expansion, making the findings that the Modification are necessary to provide appropriate floor plan improvements that meet the purpose and intent of the ordinance by being in locations that do not appear to encroach. Staff also recommends that the Staff Hearing Officer deny the request for the front foyer addition in that it is not an appropriate improvement.

Exhibits:

- A. Site Plan with Applicant's letter dated 9/14/07

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