



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 12, 2007
AGENDA DATE: December 19, 2007
PROJECT ADDRESS: 715 W. Victoria Street (MST2007-00583)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *DK*

I. PROJECT DESCRIPTION

The 6,000 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves a roof pitch change to portions of the roof that are currently flat. The discretionary application required for this project is a Modification to permit alterations within the required fifteen-foot (15') front yard setback (SBMC §28.18.060).

Date Application Accepted: November 12, 2007 Date Action Required: February 12, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Carlos Venegas	Property Owner:	Daniel Figueroa
Parcel Number:	039-142-003	Lot Area:	5,923 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Single Family Residence	Topography:	Flat
Adjacent Land Uses:			
	North – Single Family Residence		East - Single Family Residence
	South - Single Family Residence		West - Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,480 sf	No Change
Garage	400 sf	No change
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area: 1,880 sf; 32%
Hardscape: 380 sf; 6%
Landscaping: 3,663 sf; 62%

IV. DISCUSSION

The existing residence is non-conforming to its front yard setback. A portion of the existing roof, located in the center of the house, is flat. This application is a request to change the flat areas to match the existing roof pitch. This will allow for improved drainage off the roof system. It is Staff's position that this aesthetic improvement does not intensify use or result in additional square footage within a required yard, and therefore supports the request.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the request by making the required findings that the Modification is necessary to secure an appropriate improvement of better drainage while meeting the purpose and intent of the ordinance which is to prevent new floor areas within required yards. Said approval is subject to the removal of the existing patio cover, legalization of a storage room to habitable space, and reduction of the overheight vegetation along the front lot line.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated November 12, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805)564-5470

Carlos Venegas
P.O. Box 41732
Santa Barbara, CA 93140
(805) 698-6921

November 12, 2007

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

Re: Modification Request for 715 W. Victoria St. APN 039-142-003. Zone R2

There is an existing house (1,486 sq. ft.), a detached two car garage (400 sq. ft.). The house currently encroaches in to the front setback. All buildings have building permits according to the City building files. The proposal is to change the roof pitch in an area that encroaches in to the setback.

The modification being requested is to allow the change the roof pitch in an area where the house encroaches in to the front setback.

The major benefit of having the proposed change on the roof pitch is to stop a water leakage that happens every time it rains, and also to repair/replace any water damaged framing members.

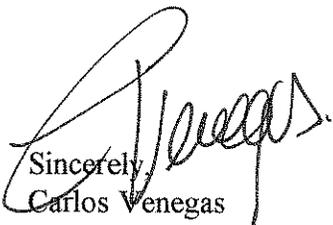

Sincerely,
Carlos Venegas

EXHIBIT B