



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 27, 2009
AGENDA DATE: June 3, 2009
PROJECT ADDRESS: 1633 Overlook Lane (MST2009-00092)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 25,236 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves conversion of the existing garage to habitable space, construction of a detached 2-car garage, removal of the existing circular driveway, and a new swimming pool. The discretionary application required for this project is a Modification to permit the required 1,250 square foot open yard area to be located in the front yard (SBMC §28.15.060).

Date Application Accepted: April 22, 2009 Date Action Required: July 22, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Tom Meaney	Property Owner: Stephen McHugh
Parcel Number: 015-191-001	Lot Area: 25,236 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 16% Slope

Adjacent Land Uses:

North – One-Family Residence	East - One-Family Residence
South – Overlook Lane	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,128 sf	994 sf addition = 4,122 sf
Garage	564 sf	462 sf

C. PROPOSED LOT AREA COVERAGE

Building: 3,891 sf 15% Hardscape: 2,900 sf 11% Landscape: 18,445 sf 74%

IV. ZONING ORDINANCE CONSISTENCY

Pursuant to SBMC §28.04.715, the purpose of an open yard is to provide usable outdoor living space and/or visual open space for single family residential lots. Although “no portion of the front yard” is to be included in the open yard area, using the front yard on this property makes complete sense. The existing development on site sits at the rear of the lot, which provides the largest open area on site in the front yard. The front yard also provides an opportunity to take advantage of the property’s ocean views. Due to the amount of front yard area, fencing can be installed in compliance with zoning ordinance height limitations, to provide privacy to the area.

V. DISCUSSION

The proposed project involves a remodel and addition to the residence, conversion of the existing garage to habitable space, construction of a new detached garage, and outdoor living improvements including a swimming pool for the front yard. In response to opposition during review by the Single Family Design Board (SFDB), the original 2-story addition design was changed to a single story addition with a detached garage. Detaching the replacement garage resulted in a reduction to the area that previously qualified as open yard for the property. The applicant is requesting to provide the required open yard area in front of the residence. This location utilizes the flatter portions of the lot and will encourage congregation in the yard furthest away from the adjacent neighbors. It is Staff’s position that the area in front of the residence, with its ocean views and proposed swimming pool, provides the best area on this site for outdoor enjoyment as intended by the Ordinance. Furthermore, placing the parking at the rear of the lot eliminates the need for the circular driveway that previously occupied the front yard and encouraged parking in a required yard.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed use of the front yard for outdoor living space provides the amenities and location as intended by the Ordinance without impacts to the neighborhood, and allows for parking at the rear of the residence.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated April 22, 2009 d

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



T O M M E A N E Y | A R C H I T E C T

Applicant: Tom Meaney, Architect
629 State Street, Suite 240
Santa Barbara, CA 93101
(805) 966-7668

Project Address: 1633 Overlook Lane
APN: 015-191-001
MST: 2009-00092
Owner: Steve McHugh

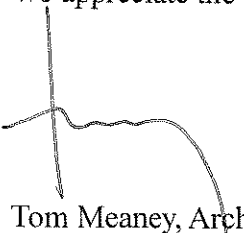
Date: April 22, 2009

City of Santa Barbara
Staff Hearing Officer
PO Box 1990
Santa Barbara, CA 93102-1990

We respectfully request a modification in the case MST2009-00092, McHugh Residence Addition. The modification being requested would allow us to place the 1250 square feet of required open yard area in the front yard, rather than the back. As requested by the Single Family Design Review Design Board in our meeting on March 16, we are detaching the new garage from the house and new bedroom addition. Also at the board's request, we are reducing new construction to a single story. Spreading this construction area over a narrow constrained backyard eliminates our ability to place the open yard area in the back. This area is also steep with retaining walls, providing little usable open space. We would rather have the open yard area on the property in a area where it can actually be usable space, rather than merely satisfying the requirement on the plans.

In addition, we plan to place the new swimming pool in the front yard to minimize disturbance to the immediate neighbors, who's houses are positioned closer to the rear of the McHugh's lot. A pool in the front yard, mostly concealed behind landscaping and fencing, is consistent with the neighbor to the immediate west.

We appreciate the board's review and approval of our request for this modification. Thank you.



Tom Meaney, Architect

Exhibit B

