




City of Santa Barbara
Community Development Department

Memorandum

DATE: August 29, 2012
TO: Staff Hearing Officer
FROM: Suzanne Riegle, Assistant Planner 
SUBJECT: 2204 Parkway Drive Modification Request

On August 8, 2012, the Staff Hearing Officer (SHO) reviewed the subject application to allow the garage to encroach into the required six-foot interior setback. The SHO continued the item to the September 5, 2012 hearing; and directed the applicant to reduce the amount of the encroachment and locate the building a minimum of two feet from the interior property line. The SHO stated the possibility of supporting a modification for a reduction in the dimensions required for the common open space area. The applicant has reduced the overall size and the width of the garage and located the garage two feet away from the interior property line while maintaining all other zoning requirements.

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

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 garage is located to be sensitive to surrounding residential uses and allows for adequate parking to be provided on a narrow lot constrained by existing development, while maintaining all other zoning requirements.

Said approval is subject to a condition that any proposed hedges should be of a species that shall not exceed eight feet in height at maturity and any existing hedges should also be maintained at a height not to exceed eight feet in height.