

**City of Santa Barbara  
California**

**STAFF HEARING OFFICER  
STAFF REPORT**

**REPORT DATE:** January 24, 2007  
**AGENDA DATE:** January 31, 2007  
**PROJECT ADDRESS:** 560 Arroyo Avenue (MST2003-00822)  
**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 8,500 square foot lot is currently developed with a 1,800 square foot single family residence and attached one-car garage. The proposed project involves 380 square feet of main level addition, expansion of the garage to a two-car garage, 532 square feet of rear decks with 300 square feet of storage below. The discretionary application required for this project is a Modification to permit the garage expansion within the required thirty-foot (30') front and ten-foot (10') interior setback (SBMC §28.15.060). At a public hearing on December 6, 2006, the Staff Hearing Officer expressed concern about the building wall being too close to the property line and its height, and directed the applicant to revise the drawings and return to the Architectural Board of Review before returning on January 31, 2007.

Date Application Accepted: October 17, 2006      Date Action Required: Not Applicable

**II. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	William La Voie	Property Owner:	Eric & Martee Andresen
Parcel Number:	035-241-020	Lot Area:	8,500 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	12% Slope
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	3,565 sf	380 sf addition
Garage	290 sf	98 sf addition
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area:	8,500 sf
Building:	3,565 sf; 42%
Hardscape:	1,210 sf; 14%
Landscape:	3,725 sf; 44%

**IV. DISCUSSION**

This project was reviewed by the Architectural Board of Review (ABR) on July 24, 2006 and was continued indefinitely to the Staff Hearing Officer with the comments that the project was ready for Preliminary Approval on the Consent Calendar. On December 6, 2006, the Staff Hearing Officer (SHO) reviewed a plan which involved an expansion of the existing garage into the interior and front yard setbacks. Although the design matched the existing front yard encroachment, the SHO found the interior yard encroachment too aggressive. The item was continued to the January 31, 2007 SHO agenda with the direction to the applicant to rethink the design. The redesigned project, which appeared before the ABR on January 22, 2007 consisted of a new one-car carport, located at the front and interior lot lines. The Board gave the revised design positive comments and continued the project to the Consent Calendar for Preliminary Approval.

This 1950's residence was expanded by 50% in 1993. Pursuant to SBMC§ 29.90.001, any additional floor area requires that the undersized parking be brought up to current requirements. The current project results in 680 square feet of new floor area for the site and therefore required that the parking be brought up to two (2) covered spaces.

It is Staff's position that the 100% encroachments into the front and interior yards, plus the exposed parking design, make this proposal even more aggressive than the last. Staff's position is that the parking constraints for this site are an indication that the maximum expansion potential for this residence has been reached.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer deny this application by taking the position that the design and location of the proposed carport, does not secure an appropriate improvement or meet the purpose or intent of the ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 14, 2007
- C. ABR Minutes
- D. Site Plan From December 6, 2006 SHO Meeting
- E. Neighbor's letters dated July 24 & December 1, 2006

WILLIAM R. LA VOIE

ARCHITECT

4122 FOOTHILL ROAD • SANTA BARBARA • CALIFORNIA • 93110

14 January 2007

Modification Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RECEIVED**

JAN 16 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

Re: Proposed Addition to and Remodel of the Eric & Martèe Andresen Residence  
560 Arroyo Ave. A.P. No. 35-241-20, Santa Barbara, California, 93109

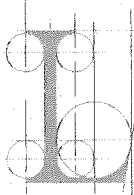
Dear Ms. Milazzo:

The original residence on this site, built in the 1950's, was a modest home in the modernist style. In its original configuration the living space was contained within 1277 square feet. With an attached garage of 291 square feet (14'-9" x 17'-9"). Both the residence and the garage encroached into the front and side yard setbacks. In 1993 a remodel and addition was undertaken which increased the habitable space by 600 square feet in a second story, bedroom/bath addition.

The original structure was the childhood home of the present owner. The remodel and addition of 1993 were undertaken when the title of the property was transferred from his mother – who at that time had joined the Sisters of Theresa of Calcutta. Eric and Martèe are seeking to increase the size of the house to accommodate their recently born son.

Any expansion under the current regulations requires that a double car garage be provided. The current garage is sub-standard by current standards for one car, its width accommodates a space for a washer and dryer (typical of suburban houses of the period) and storage for their bicycles. There is insufficient space on the property to either expand the existing garage, or place the garage in another location on the property. We have been advised that relief from the requirement for two covered parking spaces is rarely granted. Therefore, only one location provides suitable area for the required parking increase – and this location would require a modification for both front and side yard setbacks.

Included in this scope of work is the retention of the existing garage, and the addition of a single car carport, to meet current two vehicle parking standards; The enclosure of two of the porches, and the addition of a 303 square foot basement and the expansion of the deck at the main level of the house. Also proposed is the removal of an existing garden wall built on the street right of way.



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WRLAVOIE@AOL.COM

**EXHIBIT B**

The major benefit of the carport addition is that the parking required for a residence would be provided. Four other examples of garages encroaching into the front yard setback, almost to the property line, include 541 Arroyo, 935, 931 and 929 Isletta; these examples are within one block of this property. The encroachment of residences into the front yard setback appears to be a consistent pattern in this neighborhood (see attached map). The proposal has been presented with the neighbor to the East, Mrs. Hall, and has her support.

The Owners wish to continue living in this location; they are content with the neighborhood, and with the design of the present house. But faced with growing space requirements they are limited to the proposed plan; relocating; or demolishing the present building. The proposed design would allow them to continue here, and with a modest expenditure of environmental resources, meet the needs of their growing family.

Sincerely,

A handwritten signature in cursive script that reads "William R. LaVoie". The signature is written in dark ink and is positioned above the typed name.

William R. LaVoie,  
Architect

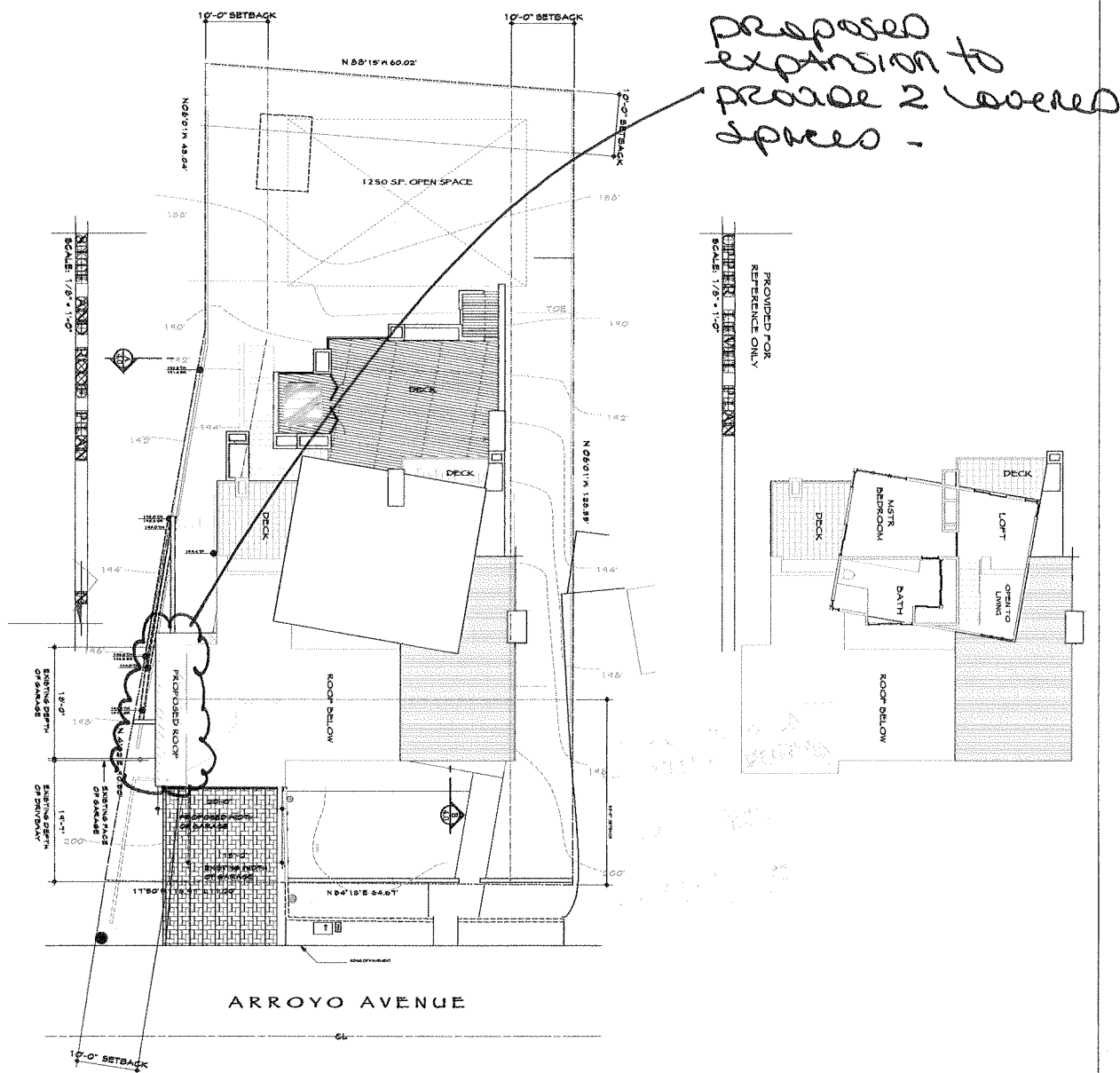
## 560 ARROYO AVENUE – ABR MEETING MINUTES

### **Draft Minutes From January 22, 2007**

- Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
- 1) Preliminary Approval of the project can be made when the project returns on the Consent Calendar.
  - 2) Neighborhood Preservation Ordinance Compliance findings can be made when the project returns to Consent.
  - 3) The proposed carport is diminutive in scale and size, in keeping with the existing architecture, and has no adverse impact to the neighborhood.
  - 4) From the minutes of July 24, 2006, the Board carried forward comments \*3 and \*4:
    - \*3. Provide landscaping at the northeast corner to help mitigate the garage.
    - \*4. Provide trees along the south-west and south-east areas of the back yard to mitigate privacy concerns.
  - 5) The applicant is to add landscape to the northeast corner where the carport is being proposed.
- Action: Manson-Hing/Sherry, 5/0/0. Motion carried. (Mudge absent.)

### **Final Minutes from Earlier Review - July 24, 2006**

- Motion: Continued indefinitely to Staff Hearing Officer, ready for Preliminary Approval and return to Consent Calendar, with the following comments: 1) Because the expanded garage is in keeping with the neighborhood, the Board finds no adverse aesthetic impact to the neighborhood. 2) Lower the wall at the south-west property line in keeping with the change of elevation of the deck floor. 3) Provide landscaping at the north-east corner to help mitigate the garage. 4) Provide trees along the south-west and south-east areas of the back yard to mitigate privacy concerns. 5) Provide panorama photo documentation from the proposed deck elevation.
- Action: Sherry/Mosel, 4/0/0.

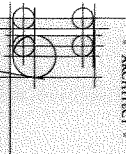


Proposed expansion to provide 2 covered spaces.

Site Plan Reviewed @ 12.6.06 SHO Hearing

NOTES

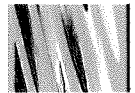
WILLIAM R. LAVOIE ARCHITECT



PH. ANDY HARRIS  
 WA. LARRY JONES  
 JOHN MARRAS  
 SANTA ANA, CA 92705

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 THIS PLAN IS TO BE USED IN CONNECTION WITH THE PROJECT DESCRIBED HEREON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM R. LAVOIE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

PROPOSED ADDITION TO THE RESIDENCE OF ERIC & MARTEE ANDERSEN



ERIC & MARTEE ANDERSEN  
 805 S. 942 S. 3271

JOB NO. - AN1-02910



DATE: 2/17/2006  
 SHEET: 2/17/2006  
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"  
 SHEET: 1.0

Architectural Board of Review  
Community Development Department  
630 Garden Street  
Santa Barbara, Ca.

Subject: 560 Arroyo Ave.  
Assessor's Parcel Number 035-241.020  
Application Number MST 2003 00822  
Owner: Eric and Eve-Martee Andersen

Members of the Architectural Board of Review:

As a long-time resident of the Mesa (since 1956) I have enjoyed the spaciousness and beauty of this area. Arroyo Avenue has maintained an open feeling partly by having both front and backyards. In regard to Mr. Andresen's proposal, I am concerned with both the environmental impact and effect on the beauty of the neighborhood.

Most importantly, lack of safety is an issue. The garages of this street (with the exception of one on the outside of a curb) are all set back from the street. Since this block has no sidewalks, a garage even with the street line would be a safety hazard to cars in the street, cars backing out, and pedestrians. Any garage additions should maintain the integrity of the street and be set back adequately to provide safety.

In regard to the proposed basement and deck addition extending into his backyard, I am concerned with the growing trend to build on diminishing open land. The proposed deck on the roof would overlook several backyards and make them no longer private. Any approvals for construction on this property would seem to set a precedent for other property renovations, thereby filling up the backyards of single-resident homes. At this time, all of the homes on this block have modest decks allowing for backyards and privacy.



I ask you to consider the balance we must maintain between the environment, safety, and the desire for ever-larger homes if we are going to maintain the quality of life in this area.

Sincerely,

*Betty Kramer Duncan*

Betty Kramer Duncan  
546 Arroyo Avenue  
Santa Barbara, Ca, 93109  
July 24, 2006

December 1, 2006

City of Santa Barbara  
Planning Division  
630 Garden Street  
Santa Barbara, California 93101

Attention;  
Staff Hearing Officer Secretary  
PO Box 1990  
Santa Barbara, California 93102-1990

Re: Application of William La Voie for Eric & Martee Anderson, 560 Arroyo Avenue, APN 035-241-020, E-1 One-Family Residence Zone, General Plan Designation: Residential 3 Units Per Acre (MST2003-00822)

Gentlemen,

We are **firmly opposed** to any modification to current building restrictions in our neighborhood. The current building restrictions have been developed to maintain the quality and personality of the neighborhood. Modifications to the building restrictions diminish the quality of the neighborhood and should not be considered.

As a neighborhood we agree that any construction/remodels must be designed to agree with the existing restrictions.

All of the remodel/additions that have been approved for our property have been designed and permitted with the restrictions as a guiding factor.

We are **firmly opposed** to adjusting the **thirty foot setback**, and **equally opposed** to adjusting the **ten foot set back**. As witnessed by previous construction these setbacks have been established from necessity and must be enforced.

Also of concern are privacy issues of the homes effected by the aforementioned construction.

Should you require more details of our testimony, or photographs detailing our concerns please feel free to contact us at any time.

Respectfully,



Darrell Hays  
935 Isleta Avenue  
Santa Barbara, California 93109

805-965-2621  
ReeltimeSB@aol.com

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DEC 05 2006

CITY OF SANTA BARBARA  
PLANNING DIVISION