



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 23, 2010  
**AGENDA DATE:** June 30, 2010  
**PROJECT ADDRESS:** 1036 Arbolado Drive (MST2009-00556)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 16,975 square foot project site is currently developed with a 3,965 square foot single family residence, detached 2 car garage, detached accessory building and a swimming pool. The proposed project involves alterations to the existing garage to match the architecture of the residence. The discretionary application required for this project is a Modification to permit alterations to the portion of the garage located within the ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: May 24, 2010

Date Action Required: August 24, 2010

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	AB Design Studio	Property Owner:	Patrick Hall
Parcel Number:	019-220-003	Lot Area:	16,975 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	31% Slope

#### Adjacent Land Uses:

North – One-Family Residence  
 South – Arbolado Road

East - One-Family Residence  
 West – One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	3,965 sf	3,965 sf
Garage	424 sf	424 sf
Accessory Space	320 sf	320 sf

**C. EXISTING LOT AREA COVERAGE**

Building: 4,709 sf 28%    Hardscape: 5,754 sf 34%    Landscape: 6,512 sf 38%

**IV. DISCUSSION**

The project site is currently developed with a single family residence, detached accessory building, and a detached two-car garage. The garage, which is in need of repair, is nonconforming to the required ten-foot interior setback. As part of the repair permit, the applicant is proposing changes to the garage's architecture that would match the contemporary style of the residence. The new design will increase the height of the garage by approximately 16" within the interior setback and will result in the eaves coming within 25" of the interior property line. No new floor area will be added.

**V. FINDINGS**

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 alterations to the existing garage will allow an architectural improvement to a non-conforming structure without risk of impacts to the neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 14, 2010
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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## LETTER

May 14, 2010

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

Subject: 0811  
1036 Arbolado Garage Remodel  
Modification Request for 1036 Arbolado Drive; 019-220-003; E-1

Dear Staff Hearing Officer

1. There is an existing house (3,965 SF), a detached utility room (320 SF) and a detached legal non-conforming enclosed two (2) car garage (424 SF) on the property. The modification proposal is only to the garage. The garage is located in the southern most area of the property. A portion of the Southwest corner of the garage is within the 10'-0" setback as drawn in Sheet T.01 Vignette #1. The proposal is to repair and modify the roof along with some minor alterations to the facade, windows and doors.
2. The modification request is to repair the damaged roof which opens up the opportunity to modify the aesthetic of the garage to be more in line with the Main House. To mimic the design of the main house(which was rebuilt after a fire in a more contemporary aesthetic), we are proposing a flat roof w/ a 3'-0" roof eave. This proposed roof eave will maintain the same height as the previous existing roof ridge. In addition, we are proposing to make a few minor modifications to a portion of the exterior siding along w/ new doors and windows which will be more in line with the overall aesthetic of the Main House and new roof. We will not be changing the square footage of the garage.
3. N/A
4. The major benefit to the repair and design modification of the garage is to first repair a failing roof. The second benefit is that the design modification will resemble the main house which was rebuilt after a fire. The current garage looks out of place and a major eyesore on the site.
5. I would also like to add that the client and I spoke to Roxanne Durbiano at planning and it is both Roxanne and our opinion that this project is so small in nature that it will not need a full board review and then a consent review is more justified.

Sincerely,

Josh Blumer  
Principal Architect



## **1036 ARBOLADO ROAD – SINGLE FAMILY DESIGN BOARD MINUTES**

**January 11, 2010**

Continued one week to Consent Calendar with the comment to study the architecture of the garage to be more in the style of the existing house.

**February 8, 2010**

Continued indefinitely to the Staff Hearing Officer with comments: 1) The conceptual design is acceptable. 2) Study the engineering for sheer strength. 3) Proposed alteration in the setback is supportable.

