



City of Santa Barbara
Planning Division

Memorandum

DATE: November 7, 2013
TO: Susie Reardon, Staff Hearing Officer
FROM: Suzanne Riegler, Associate Planner *SR*
SUBJECT: 2846 Verde Vista Dr - Reconsideration (MST2013-00315)

At the September 18, 2013 hearing, the Staff Hearing Officer conditionally approved an Interior Setback Modification for a single-family residence addition and an interior setback Modification for "as-built" alterations to an existing garage at 2846 Verde Vista Drive. The project included the permitting of an "as-built" sunroom addition at the western elevation of the residence, which was proposed to encroach one foot into the six-foot minimum interior setback, and alterations to convert the existing two-car garage into a one-car garage within the required setback. The "as-built" alterations to the garage included a laundry area and a half bathroom with doors that opened both into the garage and to the rear open yard. During the hearing, the Staff Hearing Officer expressed concerns related to the floor plan, acknowledged that the previous owners had used the garage as illegal habitable space, and conditioned the project to eliminate the bathroom from the garage. The SHO is reconsidering the language of Condition B of SHO Resolution Number 055-13 to allow a half bathroom. The applicant has reduced the size of the half bathroom, and designed it so that it is only accessible from the open yard area, to address the Staff Hearing Officers concerns.

Staff recommends that SHO approve the project making the findings contained in SHO Resolution Number 055-13 and subject to the following conditions:

- A. A vehicular gate shall be installed a minimum of twenty-feet back from the front property line to screen the uncovered parking space.
- B. The amenities located within the detached garage shall be located outside of the required minimum dimensions for a one-car garage as shown on the plans approved by the Staff Hearing Officer and shall be limited to the following:
 1. A half bathroom with interior dimensions of 3 feet by 7 feet and having exterior access only;
 2. A washing machine,
 3. A clothes dryer; and
 4. A freestanding laundry tub.