



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 21, 2013
AGENDA DATE: November 27, 2013
PROJECT ADDRESS: 1375 Kenwood Rd (MST2013-00442)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The 8,258 square foot lot is located in the Hillside Design District, and is developed with a 1,408 square foot one-story residence and a detached 126 square foot one-car garage. The proposed project involves the permitting of the "as-built" 180 square foot first floor addition to connect the existing residence and garages to create laundry and storage rooms. The discretionary application required for this project is a Front Setback Modification to allow additions within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 10/18/2013

Date Action Required: 1/12/2013

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Tim Freeman	Property Owner:	Tim Freeman
Parcel Number:	041-132-010	Lot Area:	8,258 square foot
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Residential	Topography:	17% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,408 sq. ft.	No change
Garage	180 sq. ft.	No change
Attached accessory Space	0 sq. ft.	+ 126 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,588 sf 19.2% Hardscape: 838 sf 10.1% Landscape: 5,832 sf 70.7%

IV. DISCUSSION

The project site, located on a triangular shaped lot, is constrained by a wide street frontage, which narrows to point at the intersections of Skyline Way and Kenwood Road, making it difficult to construct a conforming addition. A portion of the existing residence, and the majority of the one-car garage are located within the required thirty-foot front setback. A small corner of the existing garage is also located within the ten-foot interior setback to the east.

The proposed project involves a small addition of accessory space including a laundry room and storage between the existing residence and garage. The project as proposed will increase the existing building footprint by approximately 43 square feet within the front setback. The triangular shaped lot results in the property having a wide street frontage with a shallow depth making it difficult to construct an addition that will conform to all zoning requirements. Staff supports the requested modification because it will not result in a further expansion of the footprint towards the street because it is located behind the garage and the project is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage. The project as proposed is exempt from review by the Single Family Design Board.

V. 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 additions and alterations within the front setback are appropriate because the site is constrained by the triangular-shaped lot with a wide street frontage yet shallow depth, making it difficult to construct a conforming addition. The project is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage.

Said approval is subject to a condition that all fences, hedges, walls and screens shall maintained in compliance with SBMC § 28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 1

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Contact/Case Planner: Suzanne Riegle, Associate Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

Esteban Solis Applicant
Home Owner :Susan Ingram
1375 Kendwood Rd.
Santa Barbara, CA. 93101

Date August 1, 2013

Staff Hearing Office
City of Santa Barbara
PO BOX 1990
Santa Barbara, CA. 93101

RE: Modification Request for 1375 Kenwood Rd; Parcel Number: 041-132-010; Land Use Zone: R-1 Single Family

Dear Staff Hearing Officer:

1. There is an existing house (1,408 sq.ft.) and existing detached garage.As the new property owners of 1375 Kenwood Rd, we are requesting to permit an existing laundry room and storage area. These modifications have existed with the home since at least 2001 and through two prevoius home sales. This property area is the only reasanable alternative for the laundry and storage for the property as the home sits on a shallow lot with no room to build out.
2. The luandry and storage make up 126 sf of uninhabitable space. We are requesting a modification in the setback to allow the laundry room and storage to encroach 6 ft into the requires 30 foot front set back. The encroachment will allow the the proposed laundry room to keep in line with the existing house and garage without having to do major structural changes to the existing home. Our goal is to not have to build out into the set back.
3. The major benefits of having the proposed laundry room and storage is that we do not have to build out into the set back area. Keeping the luandry room and storage between the home and garage allows a exterior match to the existing home design. We respectfully request to leave the areas as-is in order to avoid an unnecessary and unreasonable economic hardship.

Sincerely,



RECEIVED
OCT 18 2013
CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B