



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 27, 2014  
**AGENDA DATE:** April 2, 2014  
**PROJECT ADDRESS:** 561 Arroyo Ave. (MST2014-00004)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Suzanne Riegler, Associate Planner *SR*

### I. PROJECT DESCRIPTION

The 7,433 square foot lot is located in the Hillside Design District and is developed with a 1,100 square foot one-story residence with an attached 410 square foot two-car garage. The proposed project involves a 220 square foot one-story addition between the existing residence and garage. The discretionary applications required for this project is an Interior Setback Modification to allow the proposed uniform addition to encroach into the required 10 foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 2/20/14

Date Action Required: 5/21/14

### 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/Property Owner:	Ken Given	Lot Area:	7,433 sf
Parcel Number:	035-253-024	Zoning:	E-1
General Plan:	Low Density Residential Max 3 Units/Acre	Topography:	12 % est. avg. slope
Existing Use:	Residential		

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,100 sq. ft.	+220 = 1,320 sq. ft.
Garage	410 sq. ft.	No Change

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,735 sf 23.3%    Hardscape: 2,543 sf 34.2%    Landscape: 3155 sf 42.5%

**IV. DISCUSSION**

The proposed project involves a small uniform addition between the existing residence and the garage. The original residence and garage are attached by a small breezeway. The residence was constructed in 1952 (when the property was zoned R-1) at a distance of five feet from the interior property line to the west. The property was rezoned to E-1 in 1975, resulting in the existing buildings becoming legal nonconforming with respect to the E-1 Zone's required 10-foot interior setback requirement. The applicant is requesting an Interior Setback Modification to allow the proposed addition to be constructed in line with the existing residence and garage, which encroach five feet into the interior setback. There is a small bathroom window proposed within the interior setback to allow for natural light and ventilation.

The proposed addition includes a third bathroom, laundry area, a storage closet, and a sitting room. The building code prohibits the use of a room with direct access or openings into the garage to be used for sleeping purposes. Staff recommends a condition that the room may not be used as a bedroom or for sleeping purposes. The photographs submitted show that the water heater and softener are located in the area of the proposed addition. The applicant has indicated to staff that the water softener and heater will be relocated to the garage. Staff recommends that a condition be added that the applicant either obtain a parking design waiver from Transportation staff to locate the fixtures within the nonconforming garage or relocate the fixtures to a conforming location. Staff supports the requested interior setback modification because it is a uniform improvement, proposed to be constructed the proposed addition is not anticipated to adversely impact the neighbor to the west. The project as proposed is exempt from review by the Single Family Design Board.

V. **FINDINGS AND 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 addition is appropriate improvement to a single-family residence that is a uniform addition and is not anticipated to adversely impact the adjacent neighbor to the west.

Said approval is subject to the following conditions:

1. The proposed addition shall not be used as a bedroom or sleeping purposes because the room has direct access into the garage.
2. The water softener and heater shall be relocated to a conforming location. If the fixtures are proposed to be located within the nonconforming garage, the applicant shall obtain a parking design waiver from Transportation Staff.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 2, 2014

Contact/Case Planner: Suzanne Riegle, Associate Planner  
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Phone: (805) 564-5470 x**2687**

Kenneth & Grace Given  
561 Arroyo Avenue  
Santa Barbara, CA 93109  
714-614-3508

January 2, 2014

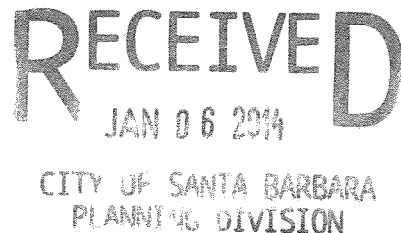
Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Re: Breezeway Room Addition Request for 561 Arroyo Avenue, Santa Barbara, CA 93109, Parcel Number 035-253-24-00 8, Land Use Zone E-1

Dear Staff Hearing Officer:

1. There is an existing house (1,100 sq. ft.) and a detached two-car garage that are joined by a small breezeway roof. The house and the garage encroach into the interior yard setback five-feet on the westerly side of the property. The house, breezeway roof and garage all have building permits according to the city building files. The proposal per the submitted drawings, is to build in the breezeway area between the house and the full length of the garage.
2. The modification being requested is to allow for a small bathroom, laundry room and setting area in the room addition between the house and the garage. This proposed room addition will encroach five-feet into the westerly interior yard set back. This encroachment will allow for the laundry room to be moved from it's current location in the garage to free up space in the garage for the parking of cars. Additionally, this encroachment will allow the new room addition to keep in line with the existing house and garage without having to do major structural changes to the existing roofs.
3. The major benefits of having the proposed breezeway room addition encroach into the required setback are: That it will free up room in the garage for the parking of cars; eliminates the need to redesign the roof systems; eliminates the need to add a second-story addition and eliminates privacy issues that may be associated with a second-story addition.

Sincerely,



**EXHIBIT B**