



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 20, 2006
AGENDA DATE: September 27, 2006
PROJECT ADDRESS: 2211 Elise Way (MST2006-00501)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Brenda Beltz, Planning Technician *BCB*

I. PROJECT DESCRIPTION

The 6,200 square foot project site is currently developed with a 932 square foot single family residence and one-car carport. The proposed project involves a 462 square foot first floor addition, a new entry porch, and two accessory rooms connected by a patio cover. The discretionary application required for the project is a Modification to permit the addition to be located within the required interior yard setback (SBMC §28.15.060).

Date Application Accepted: August 22, 2006

Date Action Required: November 22, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Hugh Twibell	Property Owner: Robert Smith and Jane Dini
Parcel Number: 041-325-003	Lot Area: 6,264 s.f.
General Plan: 5 Units Per Acre	Zoning: E-3/SD-3
Existing Use: Residential	Topography: 3%
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	932 s.f.	1,404 s.f.
Garage	312 s.f.	312 s.f.
Accessory Space	0 s.f.	173 s.f.

C. LOT AREA COVERAGE

	Amount	Percentage
Building	1,997 s.f.	32%
Paving/Driveway	557 s.f.	9%
Landscaping	3,710 s.f.	59%
Total Lot Area	6,264 s.f.	100%

III. DISCUSSION

This application is a proposal to extend the existing master bedroom and add a new family room and dining room in the rear of an existing residence. The existing dwelling is constructed five feet six inches (5'-6") from the interior property line and the current required setback is six (6') feet. The master bedroom addition along the east side of the property will encroach into the required interior yard setback by six (6") inches to match the existing development. The new master bathroom will be constructed with a new window located in the setback, but it will be constructed of glass block for privacy.

IV. RECOMMENDATION/FINDING

- Since the proposed addition is a uniform improvement and, aside from the new bathroom window, there will be no new openings proposed in the area of the setback, Staff recommends that the Staff Hearing Officer approve the project making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and the Modification is necessary to promote uniformity of improvements.
- Said action is subject to the condition that all hedges on site are brought into compliance with zoning ordinance height regulations, the new window in the master bathroom is to be constructed with glass block, and that the illegal accessory building is to be relocated out of the setbacks.

Exhibits:

- A. Site Plan and Elevations
- B. Applicant's letter, dated August 17, 2006

Contact/Case Planner: Brenda Beltz, Planning Technician
(bbeltz@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

HUGH TWIBELL
ARCHITECT

landscape architecture
architecture • planning

1159 Tunnel Road
Santa Barbara, Calif.
93105 (805) 687-9671
AIA ASLA

August 17, 2006

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101
Attn.: Roxanne Millazzo

Re: 2211 Elise Way, Santa Barbara, CA; A.P.N. 041-325-003; E-3/SD-3

Dear Ms. Millazzo,

The above mentioned property currently includes a one story, three bedroom, single family residence (990 sq.ft. gross) with a one car carport (312 sq.ft. gross). The existing residence encroaches into the side yard on either of the residence 6"; the house is within the setbacks at the front and the rear.

The proposal is to extend the existing master bedroom to the rear by 7' (93 sq.ft.). We also want to add a new family/dining room to the rear of the house (402 sq.ft.). Finally we want to add a new covered entry porch to the front of the residence (56 sq.ft.).

A modification is being requested for the following to allow the master bedroom addition to encroach 6" into the required side yard area to the East

Allowing the modification for the master bedroom would let us align the new addition with the existing exterior walls giving us uniformity of development.

Sincerely,
HUGH TWIBELL, ARCHITECT



Hugh Twibell
Lic. No. C12069

RECEIVED

SEP 11 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B