



# 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**

	<b>Amount</b>	<b>Percentage</b>
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

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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

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CITY OF SANTA BARBARA  
PLANNING DIVISION

EXHIBIT B