



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 18, 2006  
**AGENDA DATE:** October 25, 2006  
**PROJECT ADDRESS:** 630 Rockwood Drive (MST2006-00284)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The 27,000 square foot project site is currently developed with a 2,267 square foot single family residence with attached two car garage. The proposed project involves the conversion of the existing garage to habitable space, a 972 square-foot first floor addition, and the construction of a new two-car garage and detached accessory structure. The discretionary application required for this project is a Modification to permit alterations to the portions of the existing house that are currently located within the required fifteen-foot (15') interior yard setback (SBMC §28.15.060).

Date Application Accepted: 9-13-06      Date Action Required: 12-13-06

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Richard Thorne	Property Owner:	John Larson
Parcel Number:	021-163-002	Lot Area:	27,000 sf
General Plan:	1 Unit Per Acre	Zoning:	A-1
Existing Use:	Residential	Topography:	12% Slope
Adjacent Land Uses:			
	North - Residential		East - Vacant Land
	South - Park		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,267 sf	3,239 sf
Garage	400 sf	480 sf
Accessory Space	None	270 sf

**III. LOT AREA COVERAGE**

Lot Area: 27,000 sf  
Building: 4,365 sf; 16%  
Hardscape: 3,016 sf; 11%  
Landscape: 19,619 sf; 73%

**IV. DISCUSSION**

This project received positive comments from the Architectural Board of Review on 8-28-06 and was forwarded to the Consent Calendar for Preliminary Approval.

The constructions plans on file with the City show that the existing residence was built observing all required setbacks. However, a recent survey revealed that the existing residence had actually been constructed at fourteen-feet (14') instead of the required fifteen-feet (15') along its westerly property line. The proposed project involves the removal and addition of several windows in that westerly setback. In order to make alterations, a Modification is required to legalize the fourteen-foot (14') setback. It is Staff's position that the error which occurred, happened at the time of construction, does not appear to have been intentional, and does not adversely impact the adjacent residential development. The alterations being proposed do not intensify the existing encroachment but are necessary to complete the interior remodel.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement, by legalizing the structure in its current location and allowing the proposed alterations. Adequate separation, between this residence and its westerly neighbor assures that this request is consistent with the purposes and intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 8-11-06
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov)) - Phone: (805)564-5470

Mr. and Mrs., John Larson  
20 Fairwood Lane  
Santa Barbara, CA 93193  
805-962-9383

8-11-06

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

Re: Modification Request for 630 Rockwood Drive, Assessor's Parcel Number 021-163-02,  
Land Use Zone A-1

Dear Staff Hearing Officer:

There is an existing house (2,267 sq. ft.), with a attached two-car garage on the property. The house and garage currently encroach into the interior setback one foot on the westerly side of the property. The building has building permit according to the City building files. The proposal is to remodel existing and build a new detached garage and accessory building.

The modifications being requested are to allow the existing (with remodel) house to encroach one foot into the required fifteen-foot interior yard setback. The encroachment will allow the existing (remodeled), bedroom, bath rooms, laundry room, nook and family room to keep in line with the existing house without having to do major structural changes to the existing foundation.

The request for modification is for the encroachment of the proposed remodeled building and the installation of installation of French doors at the kitchen/nook.

The major benefits of having the existing building encroach into the required setback are: That it eliminates the need to redesign and construct the foundation system and walls and keeps the existing bedroom and baths in the location of the existing residence.

Sincerely,



Richard T. Thorne-agent

**EXHIBIT B**

**RICHARD T. THORNE ■ ARCHITECT architecture / planning**



630 ROCKWOOD – ARCHITECTURAL BOARD OF REVIEW MINUTES

August 28, 2006

Present: Richard Throne, Architect; John Larsen, Owner.

Public comment opened at 8:11 p.m., and as no one wished to speak, public comment closed at 8:11 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board will be able to make the Neighborhood Preservation Ordinance Compliance findings when the project returns for approval. 3) Study a more permeable driveway material. 4) Document tree removal and/or replacement mitigation measures on the plans.

Action: Manson-Hing/Wienke, 7/0/0. LeCron absent.