

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 29, 2006
AGENDA DATE: December 6, 2006
PROJECT ADDRESS: 560 Arroyo Avenue (MST2003-00822)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *Dyk*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,500 square foot lot is currently developed with a 1,800 square foot single family residence and attached one-car garage. The proposed project involves 380 square feet of main level addition, expansion of the garage to a two-car garage, 532 square feet of rear decks with 300 square feet of storage below. The discretionary application required for this project is a Modification to permit the garage expansion within the required thirty-foot (30') front and ten-foot (10') interior setback (SBMC §28.15.060).

Date Application Accepted: October 17, 2006 Date Action Required: January 17, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	William La Voie	Property Owner:	Eric & Martee Andresen
Parcel Number:	035-241-020	Lot Area:	8,500 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	12% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,565 sf	380 sf addition
Garage	290 sf	98 sf addition
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area:	8,500 sf
Building:	3,565 sf; 42%
Hardscape:	1,210 sf; 14%
Landscape:	3,725 sf; 44%

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review (ABR) on July 24, 2006 and was continued indefinitely to the Staff Hearing Officer with the comments that the project was ready for Preliminary Approval on the Consent Calendar.

This 1950's residence was expanded by 50% in 1993. Pursuant to SBMC§ 29.90.001, any additional floor area requires that the undersized parking be brought up to current requirements. This project which adds 380 square feet to the residence is proposing to meet the ordinance requirement by expanding the existing garage by 100 square feet. The expansion will require a Modification to allow a uniform addition to the into the front yard setback of nineteen-feet (19') and a reduction of the interior yard setback down to one-foot (1'). Staff supports the front yard encroachment as it's a conforming improvement. The neighboring driveway, which provides a buffer zone to the immediate neighbor, could be a reason to approve this request, but Staff's position is that a nine-foot (9') encroachment into a ten-foot (10') setback is too aggressive and a design with less encroachment is possible. A waiver of the interior depth was approved by Transportation Planning Staff. Staff's support of the front yard Modification is subject to the condition that the existing wall, located within public right-of-way and within areas of the private property which limit height to 3 ½', must be removed, reduced, or legalized.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the front yard encroachment by making the finding that the Modification is necessary to promote uniformity of improvement and deny the interior yard encroachment because it's not necessary to secure an appropriate improvement and does not meet the purpose or intent of the ordinance.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 10, 2006
- C. ABR Minutes
- D. Neighbor's letter dated July 24, 2006

WILLIAM R. LA VOIE ARCHITECT

4122 FOOTHILL ROAD ▪ SANTA BARBARA ▪ CALIFORNIA ▪ 93110

10 October 2006

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Proposed Addition to and Remodel of the Eric & Martèè Andresen Residence
560 Arroyo Ave. A.P. No. 35-241-20, Santa Barbara, California, 93109

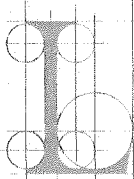
Dear Ms. Milazzo:

The original residence on this site, built in the 1950's, was a modest home in the modernist style. In its original configuration the living space was contained within 1277 square feet. With an attached garage of 291 square feet (14'-9" x 17'-9"). Both the residence and the garage encroached into the front and side yard setbacks. In 1993 a remodel and addition was undertaken which increased the habitable space by 600 square feet in a second story, bedroom/bath addition.

The original structure was the childhood home of the present owner. The remodel and addition of 1993 were undertaken when the title of the property was transferred from his mother – who at that time had joined the Sisters of Theresa of Calcutta. Eric and Martèè are seeking to increase the size of the house to accommodate their recently born son.

Any expansion under the current regulations requires that a double car garage be provided. The current garage is sub-standard by current standards for one car. There is insufficient space on the property to either expand the existing garage, or place the garage in another location on the property. We have been advised that relief from the requirement for two covered parking spaces is rarely granted. Therefore, only one location provides suitable area for the garage – and this location would require a modification for both front and side yard setbacks.

Included in this scope of work is the expansion of the existing garage to meet current two vehicle parking requirement. However, in consideration of the peculiarities of the site, Stacy Wilson of the Transportation Department has consented to a solution which maintains the current setback of the existing garage from the street (with a substandard depth) – but widening the garage to accommodate two vehicles in the width. The enclosure of two of the porches, and the addition of a 303 square foot basement and the expansion of the deck at the main level of the house. Also proposed is the removal of an existing garden wall built on the street right of way.



805 • 967 • 1982

FAX 800 • 886 • 1082

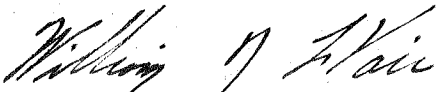
WRLAVOIE@AOL.COM

EXHIBIT B

The major benefit of the garage addition is that the parking required for a residence would be provided. Four other examples of garages encroaching into the front yard setback, almost to the property line, include 541 Arroyo, 935, 931 and 929 Isletta; these examples are within one block of this property. The encroachment of residences into the front yard setback appears to be a consistent pattern in this neighborhood (see attached map). The conversion of the existing garage would provide space for storage and utility which in practice fill most garages. The proposed design, with the garage door at the property line is designed to respond to the desires of the Transportation Division – that parking space be provided in front of the garage.

The Owners wish to continue living in this location; they are content with the neighborhood, and with the design of the present house. But faced with growing space requirements they are limited to the proposed plan; relocating; or demolishing the present building. The proposed design would allow them to continue here, and with a modest expenditure of environmental resources, meet the needs of their growing family.

Sincerely,

A handwritten signature in cursive script, appearing to read "William R. LaVoie".

William R. LaVoie,
Architect

ARCHITECTURAL BOARD OF REVIEW MINUTES - 560 ARROYO AVENUE

July 24, 2006

Present: William La Voie, Architect.

Vice-Chair LeCron read into the record a letter received from Betty Kramer Duncan, 546 Arroyo, opposed.

Motion: Continued indefinitely to Staff Hearing Officer, ready for Preliminary Approval and return to Consent Calendar, with the following comments: 1) Because the expanded garage is in keeping with the neighborhood, the Board finds no adverse aesthetic impact to the neighborhood. 2) Lower the wall at the south-west property line in keeping with the change of elevation of the deck floor. 3) Provide landscaping at the north-east corner to help mitigate the garage. 4) Provide trees along the south-west and south-east areas of the back yard to mitigate privacy concerns. 5) Provide panorama photo documentation from the proposed deck elevation.

Action: Sherry/Mosel, 4/0/0.

Architectural Board of Review
Community Development Department
630 Garden Street
Santa Barbara, Ca.

Subject: 560 Arroyo Ave.
Assessor's Parcel Number 035-241.020
Application Number MST 2003 00822
Owner: Eric and Eve-Martee Andersen

Members of the Architectural Board of Review:

As a long-time resident of the Mesa (since 1956) I have enjoyed the spaciousness and beauty of this area. Arroyo Avenue has maintained an open feeling partly by having both front and backyards. In regard to Mr. Andresen's proposal, I am concerned with both the environmental impact and effect on the beauty of the neighborhood.

Most importantly, lack of safety is an issue. The garages of this street (with the exception of one on the outside of a curb) are all set back from the street. Since this block has no sidewalks, a garage even with the street line would be a safety hazard to cars in the street, cars backing out, and pedestrians. Any garage additions should maintain the integrity of the street and be set back adequately to provide safety.

In regard to the proposed basement and deck addition extending into his backyard, I am concerned with the growing trend to build on diminishing open land. The proposed deck on the roof would overlook several backyards and make them no longer private. Any approvals for construction on this property would seem to set a precedent for other property renovations, thereby filling up the backyards of single-resident homes. At this time, all of the homes on this block have modest decks allowing for backyards and privacy.

I ask you to consider the balance we must maintain between the environment, safety, and the desire for ever-larger homes if we are going to maintain the quality of life in this area.

Sincerely,

Betty Kramer Duncan

Betty Kramer Duncan
546 Arroyo Avenue
Santa Barbara, Ca, 93109
July 24, 2006