



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 10, 2007
AGENDA DATE: January 17, 2006
PROJECT ADDRESS: 1242 Bel Air Drive (MST2006-00729)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 12,775 square foot residential lot is currently developed with a 1,944 square foot residence with attached 448 square foot garage. On March 15, 2006 the Staff Hearing Officer reviewed and approved a project involving a remodel and 362 square foot of first floor additions within the required interior yard setback (SBMC §28.15.060). This application is for an additional 36 square feet being added to the front of the residence. A Modification is required to permit a portion of that addition to be located within the required ten-foot interior yard setback (SBMC §28.15.060).

Date Application Accepted: December 15, 2006 Date Action Required: March 15, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Hugh Twibell	Property Owner:	Peter Parish
Parcel Number:	049-231-014	Lot Area:	12,410 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Residential	Topography:	18% 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	2,306 sf	45 sf addition
Garage	448 sf	No Change
Accessory Space	None	No change

III. LOT AREA COVERAGE

Lot Area: 12,775 sf
Building: 2,799 sf; 22%
Hardscape: 2,810 sf; 22%
Landscape: 7,166 sf; 56%

IV. DISCUSSION

This project was given an Architectural Board of Review (ABR) Administrative Approval by Staff on December 15, 2006 due to the minor amount of alteration involved.

The single family residence is currently undergoing an addition and remodel under a separate building permit. During the process, the property owner decided to add 45 square feet to an existing bedroom, located at the front of the house. Although the addition will be located forty-feet (40') from the front lot line, the interior yard is currently non-conforming at seven-feet (7'). The applicant wishes to build in line with the existing development which will result in nine (9) square feet of the addition being located within the current ten-foot (10') setback. Staff supports the request due to the small amount of encroachment, and the design benefits of a matching expansion.

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, promotes uniformity of improvement by allowing the room expansion to maintain the existing interior yard dimension, and is consistent with the purpose and intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated December 15, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

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Peter W. Parish
1242 Bel Air Dr.
Santa Barbara, CA 93105
Home: (805) 967-1035
Cell: (805) 680-6401

December 15, 2006

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

Re: 1242 Bel Air Drive, Santa Barbara, CA; A.P.N. 049-231-014; E-1

Dear Modification Hearing Officer:

The referenced property currently includes a one story, four bedroom, single family residence (2279 sq.ft. gross) with a two car garage (470 sq.ft. gross.) The existing residence encroaches into the side yard setback 3' along the west property line and the garage encroaches 11' into the front yard setback; the house is within the setbacks on the other two sides.

In December 2005, we requested, and later received approval and permit, for an extension of 291 sq.ft. on the north side of the property. This extension included 12 sq.ft. (4' x 3') which is within the side yard setback. In October 2006 we requested, and were received approval, to add 36 sq.ft. (3' x 12') to the south side of the property. In order to avoid encroaching into the west side yard setback, we decided to request that this addition extend only to the setback and not to the plain of the existing wall. In retrospect, with the added perspective granted by progress of the renovation, we think that our decision was a mistake.

We propose that the previously approved extension on the south side of the property be increased to 45 sq.ft. (3' x 15'), including a 9 sq.ft. (3' x 3') encroachment on the west side yard setback.

A modification is being requested to allow the front room, which will be a home office, to encroach 3' into the side yard setback. This modification will add 9 sq.ft. to the home office and make the room rectangular, increasing the usefulness of the space. The exterior walls and the roof will meet in a simple corner, in keeping with the rest of the structure. There will be an added benefit of simplifying the corner and roof construction.

Sincerely,



Peter W. Parish

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**CITY OF SANTA BARBARA
PLANNING DIVISION**