



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 5, 2008  
**AGENDA DATE:** March 12, 2008  
**PROJECT ADDRESS:** 2506 Calle Andalucia (MST2008-00022)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Jim Rumbley, Planning Technician I

*Raymond K*  
*[Signature]*

### I. PROJECT DESCRIPTION

The 10,566 square foot project site is located on the corner of Calle Andalucia and Calle Galicia. Current development on site consists of a single-family residence with an attached garage. The proposed project involves a 270 square foot accessory addition to the garage.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the addition in the front setback facing Calle Galicia (SBMC § 28.15.060).

Date Application Accepted: January 15, 2008      Date Action Required: April 15, 2008

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Jyl Ratkevich	Property Owner:	Karin Aggeler
Parcel Number:	041-421-001	Lot Area:	10,566 sf
General Plan:	3 units per acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	19%
Adjacent Land Uses:			
	North – Park		East – One-Family Residence
	South – One-Family Residence		West – One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1282 sq. ft.	270 sf addition
Garage	472 sq. ft.	472 sq. ft.
Accessory Space	None Existing	No Change

**IV. DISCUSSION**

Existing development on site is non-conforming to both front yard setbacks. The residence encroaches approx. 15' into the front setback along Calle Andalucia, and the garage encroaches approx. 2.5' into the front setback along Calle Galicia. The proposed project is a request to permit accessory space to be attached to the existing garage, which would increase the encroachment into the front setback along Calle Galicia by approximately 10 feet. The applicant's position is that the proposed addition will be screened by the existing hedge. Staff's position is that the overheight hedge is illegal and will need to be removed, reduced or relocated ten-feet back from the front property line to remedy the upcoming enforcement action.

Staff understands this property owner's need for accessory space on her property. Both past enforcement activity and our site visit revealed miscellaneous storage throughout the site which according to the applicant will be relocated to the accessory room. Staff recognizes site constraints associated with two front yards, the thirty foot setbacks, plus the topography of the existing open yard area. However, Staff's position is that a conforming option is possible and needs to be explored. If the area available for a conforming option is deemed inadequate for the owner's needs, perhaps an off-site location would be more appropriate.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer deny the project by taking the position that the addition proposed within the required front setback is an intensification of a non-conformancy and therefore does not secure an appropriate improvement or meet the purpose and intent of the Zoning Ordinance. Said action is subject to abatement of the existing violations of storage and hedge heights that currently exist on the property.

**Exhibits:**

- A. Site Plan
- B. Applicant's letter dated February 27, 2008
- C. Site Photos

Contact/Case Planner: Jim Rumbley, Planning Technician I  
(jrumbly@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470

Jyl Ratkevich, Architect

RECEIVED  
FEB 28 2008  
CITY OF SANTA BARBARA  
PLANNING DIVISION

February 27, 2008

Modification Hearing Officer  
City of Santa Barbara  
630 Garden St.  
Santa Barbara, Ca. 93101

We are requesting a modification to the front yard setback for a 290 s.f. artist / hobby room addition at 2506 Calle Andalucia St. in the City of Santa Barbara. The parcel # is 041-1421-01, the lot size is approximately 125' x 81' and 10,566 s.f. in area. It is zoned E-1, and is located at the intersection of Calle Andalucia & Calle Galicia, with 2 sides of the property creating 2 front yards.

Existing on the site is a 3-bedroom 2 story single family residence with an attached 2-car garage.

Our request is for a modification to allow a 17'- 6" front yard setback for the proposed addition. The site is located on a sloping lot, thereby eliminating a large portion of the site for development. The only other area available is in the northern portion of the yard, what is used as the rear yard and building there would not only take away what useable yard does exist but would also block the mountain views from the living area of the home. The use of the addition is for hobbies, and being adjacent to the garage allows for the current parking situation to remain and gives access for transporting paint and clay and other materials directly from the car to the work area without having to circulate through the house. It also allows for additional storage that normally would end up in the garage and thus impacting the accessibility for parking.

We feel our request should be granted because as a result of the corner lot location, we are required to comply with 2 front yard setbacks. The driveway is from Calle Andalucia St. which we feel is the actual front yard, and the location of the proposed addition is in the front yard of Calle Galicia, what would normally be a side yard with a required setback of 10'. There is currently a large hedge which would block all views of this addition from the neighbors. This hedge will be trimmed to meet the zoning requirements however it will still be large enough to block the new addition as it blocks the current residence now.

Any zoning violations that currently exist on this property will be resolved during the permitting process for the proposed addition.

Please contact me should you require any additional information.

Sincerely,



1836 Loma St. Santa Barbara 93103, 682-5607 [jylraker@silcom.com](mailto:jylraker@silcom.com)

EXHIBIT B

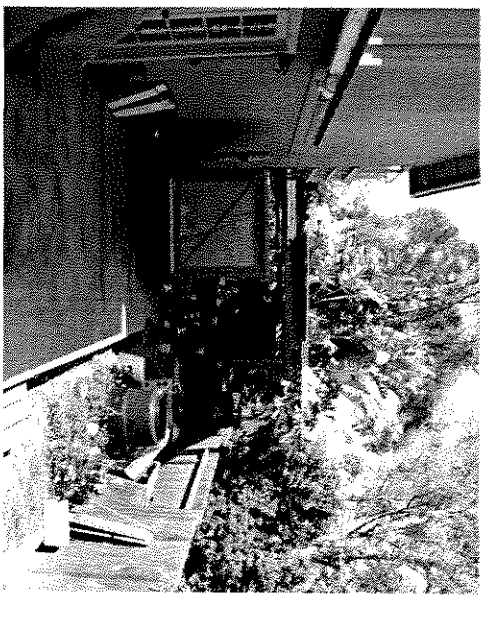
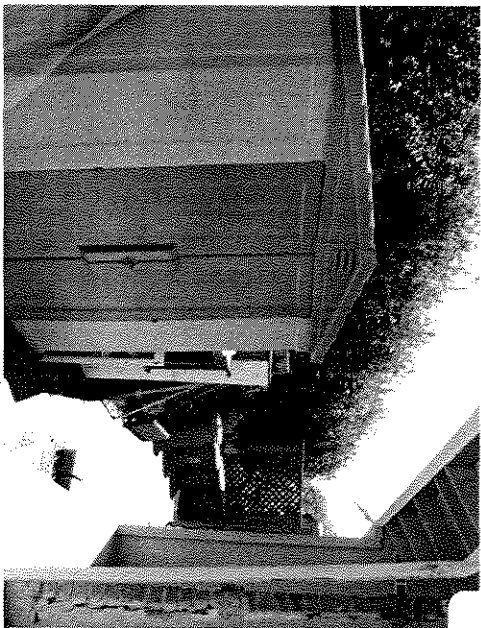
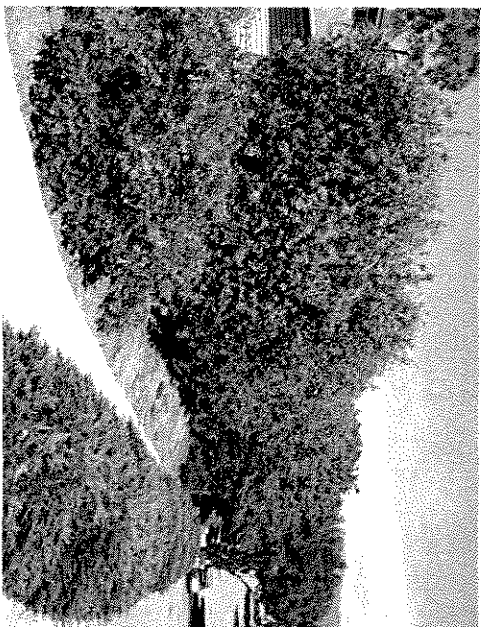
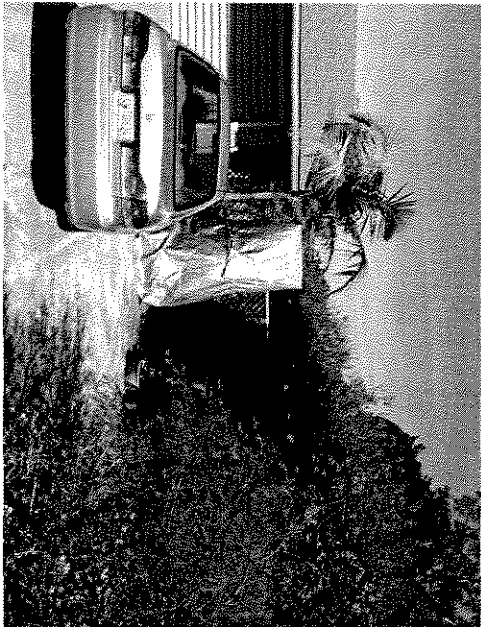
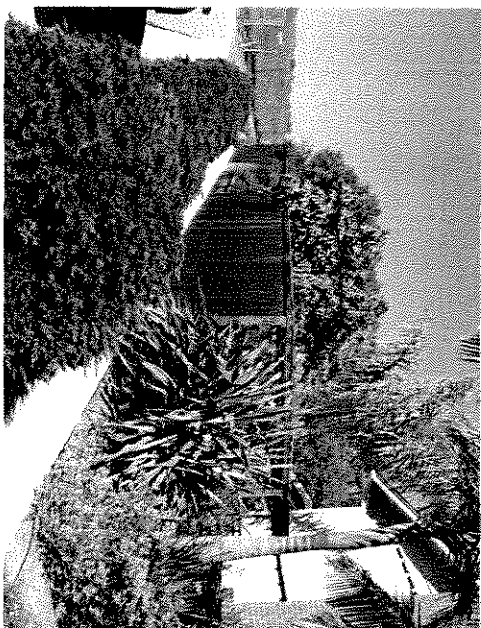
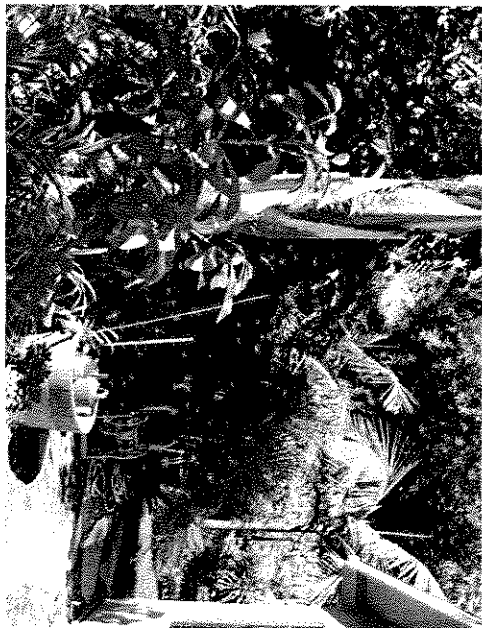
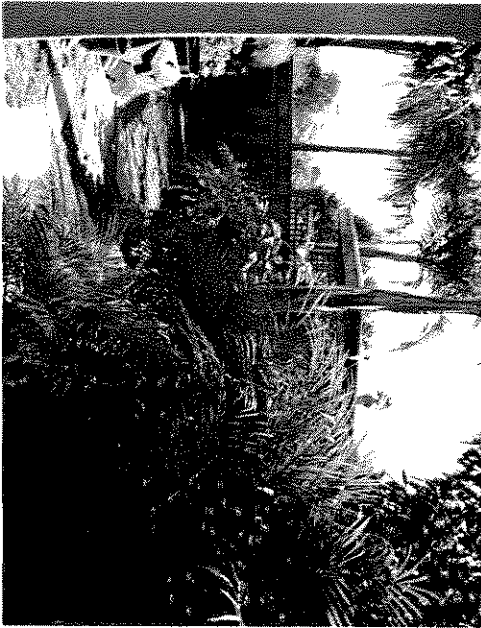


EXHIBIT C