



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 30, 2011  
**AGENDA DATE:** April 6, 2011  
**PROJECT ADDRESS:** 15 Chase Drive (MST2011-00023)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 13,939 square-foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves an 86 square foot expansion of the residence. The discretionary application required for this project is a Modification to allow new habitable floor area within the required ten-foot (10') interior setback (SBMC §28.15.060)

Date Application Accepted: January 18, 2011      Date Action Required: April 18, 2011

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	On Design Architects	Property Owner:	John Sarad
Parcel Number:	015-032-002	Lot Area:	13,939 sq.ft./0.32 acre
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Residential	Topography:	16% slope

#### Adjacent Land Uses:

North – One Family Residence  
 South – One Family Residence

East - One Family Residence  
 West – One Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,556 sq. ft.	Approx. 1,642sq. ft.
Garage	436 sq. ft.	No change
Accessory Space	None	None

**IV. DISCUSSION**

The property is currently developed with a one-story single family residence and attached garage. The proposed project involves construction of an approximately 86 square foot addition to the existing residence. A Modification is being requested to allow the new habitable space to be located in the required ten foot interior setback.

The proposed addition would be located six feet from the property line instead of the required ten feet. Staff cannot support the requested Modification to allow the new habitable space in the required interior setback as there are conforming locations on the property that could accommodate the proposed addition.

**V. FINDINGS**

The Staff Hearing Officer finds that the Modification is neither consistent with the purposes and intent of the Zoning Ordinance nor necessary to secure an appropriate improvement on the lot. The property does not contain significant site constraints that would warrant the proposed encroachment into the interior setback and thus, a conforming design that complies with the setback requirements should be explored.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 1, 2010
- C. One Letter received from the public regarding the project

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(jlaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470

# John and Catherine Sarad

15 Chase Drive

Santa Barbara, CA, 93108

[jsarad@archproperty.com](mailto:jsarad@archproperty.com)

December 1, 2010

Staff Hearing Officer

City of Santa Barbara

P. O. Box 1900

Santa Barbara, CA, 93102

Re: Modification Request for 15 Chase Drive, Santa Barbara, CA

APN: 15-032-02, E-1

Dear Staff Hearing Officer,

We own a home at the above address that is 2154 square feet on a 16,500 square foot lot. There is a 600 square foot drive way parking area leading from the street to garage. The home was built with city building permit in the early 1960's. The bedrooms and baths are small by today's standards and the two back-to-back bathrooms are in need of modernization and one shower adjacent to the exterior wall needs major repair because of compromised shower pan and water damage.

In order to slightly expand both bathrooms to increase their functionality and repair damage to the structure while keeping such expansion modest and economically feasible, it is hereby requested that this expanded bathroom remodel be allowed to encroach 4.3 feet into the 10 foot side yard setback at a total length of only 14'8".

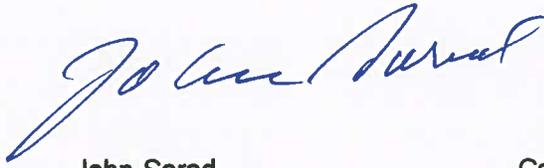
**EXHIBIT B**

The homes in the area, while requiring 10 foot side yard setbacks, are mostly built with one large setback on one side and a smaller one on the other. Unfortunately the side of my home to be expanded is within 12.3 feet of the property line although the adjacent home on that same side is over 30 feet from the property line on the side of the proposed alteration and is separated from my lot by a wide concrete parking area and drive way. There is a large tree and shrub hedges separating the properties at the property line, and the main living area of the adjacent home is located above my residence approximately ten feet because of the natural rise in Chase Drive to the northwest. Even with the 4.3 foot encroachment into the existing setback the exterior wall will be 6 feet from the property line ( which meets or exceeds the setback in similar size lots in different zones ) and over thirty feet from the neighboring residence.

There is not really an uncomplicated and thrifty alternative way to enlarge the bathrooms without a major remodel and reconfiguration of the residence. The modest expansion will allow a more modern traffic flow within the bedrooms and bathrooms and keep the actual construction to a minimum. Because the plumbing was originally minimized by placing the fixtures back to back, the new proposed design will maintain as much of this design simplicity as possible. The expansion will be accommodated by relocating the shower and commode in both baths to the newly created space allowing a new entrance directly to the bathrooms from the adjacent bedrooms. The opening windows for the newly created space will open to the front and back of the lot rather than directly face the adjacent residence as they now do, which will actually reduce noise and increase privacy. I believe that this design dramatically improves the livability, functionality and sanitary features of the home while having either no effect or actually reduced effect on the adjacent residence.

Your assistance and careful consideration of my request is appreciated.

Very truly yours,

A handwritten signature in blue ink that reads "John Sarad". The signature is written in a cursive style with a large, sweeping initial "J".

John Sarad

A handwritten signature in blue ink that reads "Catherine Sarad". The signature is written in a cursive style with a large, sweeping initial "C".

Catherine Sarad

2-8-11  
P.O. Box 120  
Santa Barbara,  
Calif 93102

Dear Staff Hearing Officer,  
This was done already  
never ever should have  
touched the Sacred  
Chumash Burial Area  
of 90,000 yrs - The  
10' setback was needed -  
95 Tribes went to Heaven -  
The chemical waste dump  
was added. Never ever  
allow such travesty.  
Be Well -

re: IPB. 15 Chase Dr  
Please read at the  
Hearing etc  
2-8-11  
Thank you

RECEIVED  
FEB 09 2011

CITY OF SANTA BARBARA  
PLANNING DIVISION

Public Comment received <b>AFTER</b> meeting.	
Entered into Advantage:	
<input type="checkbox"/> Entered into People. ....	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Entered into Parcel/People. ....	<input checked="" type="checkbox"/> N/A
2/8 date completed	KA initials

The Environment was  
degraded. Lost 60 trees - 50 emergency,  
each with 40 tribes to be around it,  
Chumash love the seedlings, never  
should have mowed yesterday. Alf  
were showing. Eucalyptus and Alms etc  
not a huge sign ~~now~~ also - Great Environment,  
lon. never overlook the Environmental  
damage - But the project is done, leave it  
there. Other tribes inhabit the present  
addition. Snowfall not. They were in Heaven  
They were here 10,000 years & more. Never ever be  
unlike as to devastate the trees they needed  
to survive. Life as difficult - in food etc  
They really needed the setback - Be Well  
At this point just leave all as is and never  
ever go ahead & develop, never should have  
let this get this far but here it is. Be Well  
Be Well Be Well Be Well - This is done. Don't  
take it out. Would be another Environmental disaster  
never wish it work so badly -

60 people  
100 people  
90 people  
help people -  
never ever  
be so difficult  
Be Well  
Be Well  
Be Well

Sincerely  
Pamela Westburn  
PRNG  
Thank you  
very much