



City of Santa Barbara
Planning Division

Memorandum

DATE: May 25, 2011
TO: Susie Reardon, Staff Hearing Officer
FROM: Jo Anne La Conte, Assistant Planner *JAL*
SUBJECT: 15 Chase Drive - MST2011-00023

On April 6, 2011 the Staff Hearing Officer (SHO) reviewed a Modification request to allow an 86 square foot one-story addition within the required ten-foot interior setback. Unable to make the findings for the necessary Modification, the SHO continued the item to the May 4, 2011 Staff Hearing Officer Agenda to give the applicant an opportunity to explore other options. The applicant then requested that the item be continued from both the May 4, 2011 and May 18, 2011 agendas.

Attached please find the revised project proposal for the SHO's review and consideration. The current proposal still requires Modification approval to allow the addition to encroach into the required ten-foot interior setback. The original proposal was for an 86 square foot addition to be located six feet from the interior property line. The revised proposal is for a 58 square foot addition to be located eight feet from the interior property line.

Staff maintains our position that the property does not contain significant site constraints that would warrant the proposed encroachment into the interior setback and that a conforming design that complies with the setback requirements should be explored.

Exhibits:

- A. Letter from Applicant dated May 17, 2011
- B. Letter received from the public dated May 10, 2011
- C. 15 Chase Drive, Staff Report dated April 6, 2011

Submitted by Justin Van Mullem on 5/17/11

JVM

15 Chase Drive Modification for side yard encroachment

Plan changes made since April 6th, 2011 Staff Hearing Officer Meeting

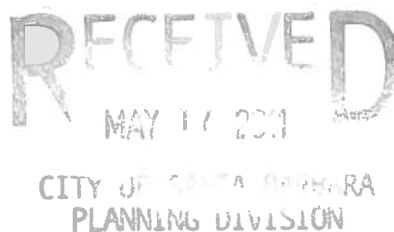
- Reduced side yard encroachment by 2'. The encroachment was 6' from the property line and has been moved back to 8' for the property line as recommended by the Staff Hearing Officer.
- Removed two windows from Proposed West Elevation (sheet A-2.2) to increase privacy beyond what is currently built.
- Showed correct front yard setback – The front yard setback was incorrectly shown at 25' and is now correctly shown at 30'.
- Show existing topography on site plan which create building limitations.
-

Setback Modification Findings from 28.92.110

- (i) Secure an appropriate improvement on a lot
- (ii) Prevent unreasonable hardship
- (iii) Promote uniformity of improvement

Justification

1. **Secure an appropriate improvement on a lot** – The requested modification is appropriate to secure an improvement as standards for bathrooms have changed. The existing Bath #2 no longer meets code, because the clearance in front of the toilet is much less than 2'. The clearance in front of the sink is also tight as the shower encroaches on the space. The proposed master bathroom has only one sink and no tub. It is still extremely small compared with today's standards.
2. **Prevents unreasonable hardship** – The lot is encumbered by a steep slope that significantly reduces the flat are in the back yard and east side yard. Without these physical site constraints the house might have been placed farther from the east side yard property line, minimizing the need for a modification for this very minor improvement required to meet building code.



Dear Staff Hearing Officer)

This is done already & should not require review. never ever tear out the expansion

It was over 800' but is not extractible -
Please all as is - I was grandfathered in 4000
as was ago - Had Hearing etc - Be well -
never take it out now. Got it? Be well.
Environment would be changed drastically
if it were removed. never harm anything
there etc. Be well

5-1-11
P.O. Box 1207
Santa Barbara, Calif

93102
No. 1550, 15 Chase Dr
Please read it
the Hearing
etc 5-4-11 and/
05-18-11
Read at
both
Hearing
etc

Sincerely,
Paula Westrum
PAULA WESTRUM
Thank you

RECEIVED
MAY 04 2011

CITY OF SANTA BARBARA
PLANNING DIVISION



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	East - One Family Residence
South –One Family Residence	West – One Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
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

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".

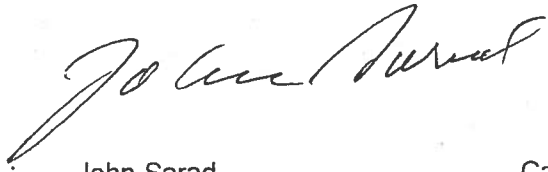
EXHIBIT B

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 cursive script, appearing to read "John Sarad".

John Sarad

A handwritten signature in cursive script, appearing to read "Catherine Sarad".

Catherine Sarad

RECEIVED
FEB 09 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Staff Hearing Officer

This was done already
never ever should have
founded 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 -

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

re: IPB. 15 Chase Dr

Please read at the
Hearings etc
2-9-11

Thank you

Public Comment received AFTER meeting.			
Entered into Advantage:			
<input type="checkbox"/> Entered into People....	<input checked="" type="checkbox"/> Not Applicable		
<input type="checkbox"/> Entered into Parcel/People....	<input type="checkbox"/> N/A		
25	25		
data completed	initials		

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

Sincerely
Pamela Westbury
Pamela Westbury
Thank you
very much

The Environment was
degraded. Lost 60 trees - 50 emergency,
each with 40 tribes to be around it,
Chumash love the seedlings, never
should have moved yesterday. All
were showing. Eucalyptus and Mesquite
not a huge sign ~~also~~ - Great Environment
loss, never overlook the environmental
damage - But the project is done, leave it
here. Other tribes inhabit the present
addition. Snowfall etc. They were in Heaven
They were here 10,000 years & more. Never ever be
wonder as to develop the trees they needed
to survive. Life is 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 one, Don't
take it out. Would be another environmental disaster
never make it work so badly -