



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 20, 2011  
**AGENDA DATE:** July 27, 2011  
**PROJECT ADDRESS:** 2320 Cliff Drive (MST2009-00200)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner  
 Betsy Teeter, Planning Technician II *Bea*

### I. PROJECT DESCRIPTION

The 4,950 square foot project site is currently developed with a 1,210 square foot single family residence and attached 404 square foot two-car garage. The proposed project involves a 69 square foot addition to the rear of the existing residence and the addition of new 172 square foot and 36 square foot trellises.

The discretionary application required for this project is a Modification to permit the "as-built" laundry room at the rear of the dwelling to be located within the required six-foot (6') interior setback (SBMC §28.15.060).

Date Application Accepted: May 19, 2011

Date Action Required: August 19, 2011

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Mark Morando	Property Owner:	Graham Ashlock
Parcel Number:	041-242-025	Lot Area:	4,950 sf
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	2%

Adjacent Land Uses:

North – Single Family Residence  
South – Single Family Residence

East - Single Family Residence  
West – Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,269 sf	1,349 sf
Garage	431 sf	431 sf
Accessory Space	0 sf	0 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,774 sf 36%    Hardscape: 1,056 sf 21%    Landscape: 2120 sf 43%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.40    Proposed FAR: 0.34    = 73% of Max. Allowed FAR

**IV. DISCUSSION**

The existing development includes a dwelling and a garage that were constructed in 1965 when interior setbacks were five-feet. The current E-3 zoning designation requires a six-foot interior setback for all new construction. The proposed project involves an as-built 69 square foot laundry room addition to the rear of the dwelling, construction of a new 36 square foot front entry trellis and a 172 square foot rear yard trellis. The applicant will also abate all violations associated with ENF2011-00146. This project does not require review by the Single Family Design Board (SFDB).

A Modification is required to permit new habitable space five feet from the property line, within the required interior setback. The small addition in the setback is appropriate as it follows the line of the existing dwelling and conforms to the architectural style of the building. The amount of encroachment is minor and it is Staff's position that the addition allows for a uniform improvement without impact to the adjacent property owner.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed project will allow for a minor expansion of the existing residence on a relatively small lot, resulting in a functional improvement for the residence with minimal to no impact to the immediate neighbor.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 19, 2011

Contact/Case Planner: Betsy Teeter, Planning Technician II  
(bteeter@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470, ext. 4563

**RECEIVED**

**MAR 19 2011**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

May 19, 2011

Staff Hearing Officer  
City of Santa Barbara  
Post Office Drawer 1990  
Santa Barbara, CA 93102

Re: Ashlock Residence  
2320 Cliff Drive  
Santa Barbara, CA 93109

Dear Mrs. Reardon,

Enclosed please find the formal application for the project located at 2320 Cliff Drive within the East Mesa neighborhood in the City of Santa Barbara. The parcel (041-242-025) is zoned E-3 and has an approximate slope of 2%. The 4,950 square foot parcel is developed with a one-story 1,210 square foot, single-family residence with an attached 404 square foot two-car garage. The proposal is for an "as-built", sixty-nine square foot rear addition and two trellises. A small front entry trellis of 36 square feet and a 172 square foot rear yard trellis. The new owner's purchased the property in 2011 and assumed the violations in the Zoning Information Report and Notice of Violation. The sixty-nine square foot rear addition follows the line of the existing house with an original interior yard setback of five feet.

The new owner's of 2320 Cliff Drive request your consideration for required interior yard modification.

The interior yard modification is for a 12" wide by 4'1" deep section of the 4'1" by 19' 3 1/2" rear addition. The four square foot area is within the rear (northerly) bedroom of the dwelling. All of the houses in this 1940's to 1950's neighborhood tract were built with five-foot setbacks and have similar footprints in respect to the depth of the building from the front property line. The dwelling at 2320 Cliff drive was built in 1965 and completed in 1966. The addition does not affect the closest neighbor on that side to the east, because his dwelling stops about three feet before the end of the existing dwelling at 2320 cliff, or five feet from the window in the new addition. Additionally, there is a shed along the area of the new addition. The as-built addition conforming to the original line of the dwelling is aesthetically correct for this style of architecture and creates a nice ambience in the room itself. The original plans clearly show a five-foot setback on the east side with a six-foot setback on the west. The original building matches the plans. If the bedroom addition was to be set in to the current ordinance requiring a six foot setback, it would not be aesthetically pleasing, nor utilitarian or functional.

The R-2 allows for nonconforming additions when an "existing building has been

**EXHIBIT B**

constructed five feet from the interior property line, a ground level addition to the building may be made or constructed, so long as the addition is also constructed no less than five feet from the same interior property line." (S.B.M.C. 28.18.065.C).

The one-foot change in setbacks for the E-3 and the down zoning of properties in the past seems to be an adequate way to have new building and structures conform to the new ideas and desires of the community following their general plan. However, it does not really benefit the use and enjoyment of the existing structure and existing owner's of the property. Nor does it provide for greater separation of sound, light or privacy. Also, it does not take into consideration the reality of humans and the way they use, create and enjoy their space. This is evidenced by the 1974 code to allow existing buildings to maintain the existing setbacks. It would be a wise precedent to create a code in the single family zones to allow conforming additions to nonconforming buildings. The building code does not require any special conditions due to fire code or materials at five-feet from the property line.

The owner and I believe that the proposed addition is appropriately designed and create improvements that are architecturally correct and functionally utilitarian.

The interior yard modification for the four square foot addition secures an appropriate improvement and is a uniform improvement for the structure and the use of the bedroom. The rest of the addition moves the laundry and water heater out of the kitchen to allow for a modern kitchen floor plan and more living space without the utility aspect within the kitchen space. The trellises are out of the setbacks and meet the open yard requirements and building code. The project cleans up the properties simple violations of the Koi pond and garage partition wall.

Thank you for your consideration in this matter.

Sincerely



Mark Morando  
Morando Planning & Design