



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 16, 2011  
**AGENDA DATE:** November 30, 2011  
**PROJECT ADDRESS:** 3202 Laurel Canyon (MST2011-00396)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RB*  
 Daniel Gullett, Associate Planner *PPG*

### I. PROJECT DESCRIPTION

The proposed project involves a 220 square foot single-story addition to an existing 1,180 square foot single-family residence and demolition of an existing "as-built" carport, on a 6,795 square foot lot. The discretionary application required for this project is a Modification to allow the encroachment of the proposed addition approximately one foot into the required six foot interior setback and an enlargement of an existing window opening within the same setback (SBMC Sections 28.15.060 & 28.92.110).

Date Application Accepted: October 20, 2011      Date Action Required: January 18, 2012

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Krista Rhodes	Property Owner:	Krista and Daniel Rhodes
Parcel Number:	055-180-001	Lot Area:	6,795 sq. ft.
General Plan:	residential, 5 units/ac.	Zoning:	E-3 (Single family zone)
Existing Use:	single-family residence	Topography:	7% avg. slope

#### Adjacent Land Uses:

North – single-family residence (1-story)	East - single-family residence (1-story)
South – single family residence (2-story)	West – single-family residence (2-story)

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,180 sq. ft.	1,400 sq. ft.
Garage	285 sq. ft.	285 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,881 sq. ft. 27% Hardscape: 924 sq. ft. 13% Landscape: 3,990 sq. ft. 60%

**IV. DISCUSSION**

The existing house is constructed of concrete block and is legally non-conforming to current zoning setback standards. The proposed project includes a 220 square foot addition of a bedroom and hallway on the front of the two bedroom residence. The proposed addition follows the line of the eastern wall of the house, which encroaches one foot into the required six-foot interior setback. The total area of encroachment of the addition is approximately 12.3 square feet. No new windows are included in the setback for the addition portion. Staff supports the proposed encroachment since it allows for an appropriate improvement to the house and promotes uniformity along the existing line of the eastern wall.

Because the proposed addition would result in a substandard egress window for the existing Bedroom 2, the window in Bedroom 2 is proposed to expand to provide adequate egress. The location of the top of the proposed window and the width of the window (72 inches) would be the same as the existing window. The window is proposed to increase in height from 24 to 42 inches to provide the distance above finished floor required by the Building Code. The size of the window exceeds the minimum size required for egress in the Building Code, however, considering the concrete block construction of the house, staff supports expanding the existing window toward the floor to provide for emergency egress as required by the Building Code.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot and provide for uniformity of improvement. The proposed addition follows the line of the existing wall of the house and the window expansion in Bedroom 2 provides egress as required by the Building Code without anticipated impacts to the adjacent neighbor.

Said approval is subject to the following conditions:

- a. A 10.5 by 20 foot clear area shall be provided and maintained at all times for automobile parking in the garage.
- b. The existing flatwork at the right of way shall be re-landscaped to prevent parking within the front setback.

- c. The driveway shall be reconfigured to provide access to the garage only. No additional paving that could be used to provide parking within setbacks or the front yard is allowed.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 10, 2011

Contact/Case Planner: Daniel Gullett, Associate Planner  
(dgullett@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4550

Krista Rhodes  
3202 Laurel Canyon Road  
Santa Barbara, CA 93105  
(805) 613-7842

**RECEIVED**  
OCT 20 2011

CITY OF SANTA BARBARA  
PLANNING DIVISION

10-10-2011

Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara CA 93102-1990

Re: Modification Request for 3202 Laurel Canyon Road; AP#055-180-001; Zone E3

Staff Hearing Officer:

There is an existing 2 bedroom, 2 bath house (1353 sq ft) with an attached one-car garage (308 sq ft) on the property. The house, built in 1952 and not significantly modified since, encroaches into the six foot setback by one foot on the east side of the property. The proposal is to build a bedroom addition (17'10" x 12'4") on the front of the house, on the east side of the property, continuing the line of the house.

The modification being requested is to allow a bedroom addition to encroach one foot into the required six-foot side setback. The encroachment will allow the new bedroom to stay in line with the existing house, keeping the uniformity of the improvement. The proposed bedroom is needed in order for us to expand our family since our current house has only two bedrooms. Additionally, this addition will require that the front door face 'sideways' rather than to the front of the house, this should have a minimal impact on the friendliness of the design as we live on a cul-de-sac and all vehicle and foot traffic to our residence comes from the west, which is the way the new door will face.

The major benefits of adding the third bedroom one-foot into the east easement are: keeps the open space in the backyard, keeps all bedrooms on the same side of the residence, prevents need for a second story, and minimizes demolition to existing concrete block construction.

Sincerely

Krista Rhodes

**EXHIBIT B**