



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 16, 2012
AGENDA DATE: May 30, 2012
PROJECT ADDRESS: 2617 Samarkand Drive (MST2012-00179)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RUB*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The 10,911 square-foot site is currently developed with a 1,233 square foot residence and 392 square foot attached garage. The proposed project involves the addition of 217 square feet to the residence and a 50 square-foot uncovered wood deck and 88 square-foot new patio/entry steps. The discretionary application required for this project is a Modification to allow new floor area within the required six-foot interior setback (SBMC §28.15.060 and §28.92.110).

Date Application Accepted: May 4, 2012

Date Action Required: August 2, 2012

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Michelle McToldridge	Property Owner:	Scott and Chrystee Bradley
Parcel Number:	051-303-006	Lot Area:	10,911 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-3/SD-2
Existing Use:	Residential	Topography:	~8%

Adjacent Land Uses:

North – single-family residence (1-story)

East - single-family residence (1-story)

South – single family residence (1-story)

West – single-family residence (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,233 sq. ft.	+217 = 1,450 sq. ft.
Garage	392 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,919 sf 17.3% Hardscape: 1,175 sf 10.6% Landscape: 8,007 sf 72.1%

IV. DISCUSSION

The project site is currently developed with a 1,233 square foot single-story, single-family residence, and an attached 392 square foot two-car garage. The existing house is currently non-conforming to interior setbacks as it is built five feet from the property line, encroaching one foot into the interior setback. The proposed project involves 217 square feet of additional floor area for the residence. The single story addition, located at the rear of the residence, will provide a second bathroom and allow the existing bedrooms to be enlarged. The proposed addition follows the line of the northern 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 square feet. A Modification is being requested to allow the new habitable space to encroach into the required interior setback. Staff supports the proposed encroachment since it allows for an appropriate improvement to the house with only a minor and uniform encroachment into the setback, and because the new window in the north wall was sized and placed to minimize impacts to the adjacent neighbor.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition will allow an expansion of the residence, in a single story style, consistent with the neighborhood and with no expected impacts to adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 4, 2012

Contact/Case Planner: Kelly Brodison, Assistant Planner
(kbrodison@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4531

SHELTER ARCHITECTURE/ URBAN DESIGN

MICHELLE B. MCTOLDRIDGE

540 BARKER PASS RD

SANTA BARBARA, CA 93108

LICENSED ARCHITECT 29526

May 4, 2012

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

RE: Modification Request for 2617 Samarkand Drive (APN 051-303-006 Zone ~~ES~~)

There is an existing 1,625 sf single story single family residence which includes an attached 2-car garage on the property. The existing house is located 5'0" from the north side (interior) property line. This is a 1'-0" encroachment into the current zoning's 6'-0" interior side yard requirement. The existing residence was permitted at the time of construction. We are proposing a 217 s.f. bedroom addition to the back of the house, along that north side property line.

The modification being requested is to allow the bedroom addition to encroach one foot into the required six-foot interior yard setback for its length of 12'-0". This encroachment will allow the new construction to be in line with the existing structure without having to do major structural changes to the existing roof or creating an odd looking 'jog' in the exterior wall. This small addition allows the homeowners to create a much needed second bathroom and improved living space for their young family.

The benefits of having the new addition encroach into the required interior yard setback include a more efficient and cost effective construction as the existing roof and wall structure can be continued along the same plane. The appearance of the addition will look as if it has always been a part of the house since it can continue the existing roof line and eliminate the need for a jog in the wall. The layout of the interior spaces would suffer if they were to lose 1'-0". Most importantly, this modest addition allows the family to stay in the home they have owned for many years rather than seek less affordable alternatives in our community.

Sincerely,



Michelle McToldridge – Principal Architect

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**CITY OF SANTA BARBARA
PLANNING DIVISION**