



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 18, 2011  
**AGENDA DATE:** July 25, 2011  
**PROJECT ADDRESS:** 213 Los Alamos Avenue (MST2012-00240)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

The existing 6,098 square foot site is currently developed with a 1,529 square foot residence with an attached two-car garage. The proposed project involves a 238 square foot single-story addition to an existing one-story, single-family residence.

The discretionary application required for this project is a Modification to allow construction and alterations within the required six-foot interior setback (SBMC §28.15.060 & 28.92.110).

Date Application Accepted: June 19, 2012      Date Action Required: September 17, 2012

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Tom Meaney, Architect	Property Owner:	Nagler Family Trust
Parcel Number:	045-194-001	Lot Area:	6,098 sf
General Plan:	Low Density Residential	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	5%

#### Adjacent Land Uses:

North - Residential (one-story)	East - Residential (one-story)
South - Residential (one-story)	West - Residential (one-story)

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,514 sf	238 sf addition = 1,752 sf
Garage	458 sf	No Change

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,038 sf 32%    Hardscape: 375 sf 6%    Landscape: 3,942 sf 62%

**IV. DISCUSSION**

The proposed project includes a 238 square-foot addition at the rear of a residence that is legally nonconforming to the six-foot interior setback. Because the house is constructed at a slight angle to the property line and the applicant proposes to place the addition in line with the existing building footprint, a small portion of the addition (roughly 10 square feet) would encroach up to one and one-half feet into the required interior setback. The addition includes a new window within the interior setback, but because it is a single-story building and the window would be located in the expanded dining room, staff does not anticipate impacts to adjacent neighbors. The project plans indicate that the existing rear deck would be demolished and that a new deck (less than 36 inches in height) will be constructed within the required open yard; however, the applicant recently indicated that they prefer to retain the existing deck. The proposed project is exempt from review by the Single Family Design Board and Coastal Development Permit requirements.

**V. RECOMMENDATION/FINDING**

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 proposal involves a very small addition of useable floor area within the setback, and is not expected to negatively impact adjacent neighbors, as the proposed addition is consistent with the residential use of the property.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 21, 2012

Contact/Case Planner: Suzanne Riegle, Assistant Planner  
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Tom Meaney Architect  
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July 11, 2012

Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93101-1990

**RECEIVED**

**JUN 19 2012**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**RE: Modification Request for 213 Los Alamos**

There is an existing small house (1,514 S.F. net) with an attached garage (458 S.F. net) on this parcel of .14 acres. The house currently encroaches slightly into the side yard setback. We believe the original setback for the parcel was 5' but is currently 6'.

We currently have plans under review at Santa Barbara Building and Safety to obtain a building permit for an addition of 238 S.F. net. This will extend the dining room and kitchen area, which are currently small and difficult to use. The modification being requested is to allow the exterior wall (8'-6") of the addition to be in-line with the existing outer wall of the house, which is currently 5' from the property line as noted above. The plans submitted to the building department show this wall jogging in about 18" to avoid being built over the current 6' side yard setback. However, the owners and architect both feel that this jog in the wall at this location will make the interior space disjointed and won't provide a sense of added space the addition is meant to create. The encroachment, if permitted, will allow a continuous wall from the kitchen to the dining room, making the investment an easier one for the homeowners. As currently designed and submitted, the Naglers are wrestling with the decision to move forward if the addition does not provide added space and usefulness.

Support for the variance may include the fact that is a small addition, is not built above the one story, will have a negligible change to the design already approved and is completely in the backyard area. This slight modification to the design already submitted will add 11 S.F. to the area of the addition. The 5' of space that now exists between the house and the 8' wood fence is not used as a path to the back yard. A paved path on the other side of the house provides that access. The wall of the addition being in-line with the existing wall will not have not any more impact to the views from the neighbor at 209 Los Alamos than the current design approved by Zoning. Nor will the roof line differ much. Again, there is a 8' wood fence separating the two parcels.

We appreciate your consideration of this modification. Thank you.

Al Winsor

**EXHIBIT B**