



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** November 8, 2012

**TO:** Susie Reardon, Staff Hearing Officer

**FROM:** Daniel Gullett, Associate Planner *DG*

**SUBJECT:** 1236 Garden Street - Reconsideration (MST2011-00258)

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At the October 17, 2012 hearing, the Staff Hearing Officer conditionally approved Outdoor Living Space and Interior Setback Modifications for a single-family residence addition at 1236 Garden Street. The project included a new second-story dormer window on the eastern elevation, which was proposed to encroach three feet into the six foot minimum interior setback. During the hearing, there was a discussion of the necessity for the dormer encroachment and design constraints. The project architect believed that a three foot encroachment for the dormer was needed to meet minimum building code standards for floor to ceiling height and bedroom floor area. With the Staff Hearing Officer's overall approval, the project was conditioned so the eastern dormer would meet the minimum six foot interior setback. After the hearing, the architect restudied the project and determined that a one foot setback encroachment for the dormer would provide for a building code-complaint bedroom. With this new information, the architect requested reconsideration of the action.

Condition A of the project approval required the following project changes: 1) The eastern roof dormer shall be relocated outside of the six foot interior setback. 2) No new skylights, window openings, or door openings shall be provided within the interior setbacks with the project. 3) No new eaves on the garage addition portion shall be located less than two feet from any property line.

The project was redesigned so that no new skylights, windows, or doors are proposed in any setbacks, except for the eastern dormer window, which would now encroach one foot into the six foot interior setback.

Staff believes that a one foot setback encroachment for the dormer would be appropriate for the modest addition due to the physical constraints of the site, including lot size and corner location, location of the existing house on the site, and historic significance of the house.

If the project is approved as submitted, Condition A would no longer be needed, and staff would recommend that the remaining conditions be carried forward and the following changes be made to the approval findings:

*Approve the Modifications making the findings and determinations that the Modifications for the Interior Setback encroachment, ~~with the exception of the roof-dormer,~~ and Outdoor Living Space reduction are consistent with the purposes and intent of the Zoning Ordinance to provide adequate building separation and usable parking and outdoor space where physically possible, and are necessary to secure an appropriate improvement on the lot. The proposed residential additions and alterations are appropriate as they provide for a replacement garage that conforms with parking design standards and a minor addition to the modestly-sized historically-significant single-family residence on the undersized and constrained corner lot.*