



City of Santa Barbara

California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 20, 2013
AGENDA DATE: June 26, 2013
PROJECT ADDRESS: 3662 San Gabriel Lane (MST2013-00215)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *WJ for DYK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 6,890 square-foot site is currently developed with a 1,273 square foot, one-story residence and a 395 square foot detached two-car garage. The proposed project involves a 146 square foot, one-story addition to the front of the existing residence.

The discretionary application required for this project is a Setback Modification to allow the addition to encroach into the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 5/23/13

Date Action Required: 8/23/13

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:	Allen Bell	Property Owner:	Allen & Diane Bell
Parcel Number:	051-092-002	Lot Area:	6,890 sq. ft.
General Plan:	Low Density Residential 5du/acre	Zoning:	E-3/SD-2
Existing Use:	Residential	Topography:	10% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,273 sq. ft.	+146 = 1,419 sq. ft.
Garage	395 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,770 sf 26% Hardscape: 1,024 sf 15% Landscape: 4,096 sf 59%

IV. DISCUSSION

The site is currently developed with a one-story residence located twenty feet from the front property line on a raised foundation. The topography of the site slopes downward from the street to the rear corner of the lot.

The requested Setback Modification is to allow the proposed addition to encroach up to four feet into the required 20-foot front setback. The site is constrained by the location of the existing development and several public utility easements that bisect the existing open yard, as illustrated on the proposed site plan. The Zoning Ordinance allows for a modification to allow alterations to existing buildings in order to allow reasonable accommodations to individuals with disabilities where the proposed construction precludes a reasonable accommodation that would not require a modification. The proposed project involves a minor addition to the front of the existing residence in order to provide an accessible entrance, bedroom, and bathroom. Due to the layout of the existing floor plan, site topography, open yard requirements, required minimum distance between the residence and the detached garage, and the location of the utility easement, the bedroom at the rear of the residence could not be expanded to facilitate the required accessible improvements needed. In addition, placing the accessible bedroom, bathroom, and access at the rear of the residence would result in a significant remodel including the relocation of structural walls in order maintain a functional floor plan with a modest living room.

The project as proposed will not require the relocation of load bearing walls, but will result in a minor addition and an interior remodel including an accessible entrance and circulation within the living room, kitchen, utility room, bedroom, and bathroom to provide accessibility improvements for disabled family members,. The proposed bedroom has been sized to accommodate two hospital style beds and to provide circulation for individuals using either a walker or wheelchair around the furniture and through doorways into living spaces and the bathroom. Generally staff does not support new square footage in the front setback; however, in this instance due to the topography, floor plan, and the location of utility easements Staff feels that the proposed improvements are appropriate for a single-family residence in order to facilitate disabled access.

The proposed project represents less than 500 square feet of new or replaced impervious surface and therefore is not required to comply with the City's Storm Water Management Plan; however, Staff recommends that best management practices for improving water quality be incorporated. The proposed project is exempt from review by the Single Family Design Board.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to allow improvements to an existing residence in order to provide reasonable accommodations to individuals with disabilities. The proposed addition is appropriate because it provides a minor addition to provide an accessible circulation within the residence for disabled individuals on a lot that is constrained by the existing development, utility easements, and site topography.

Said approval is subject to a condition that if the residence is demolished or demolitions exceeds what is shown on the plans that the modification may become null and void. The applicant shall submit revised plans to Planning Staff to determine if the change in the scope of work can be found in Substantial Conformance with the original approval.

Exhibits:

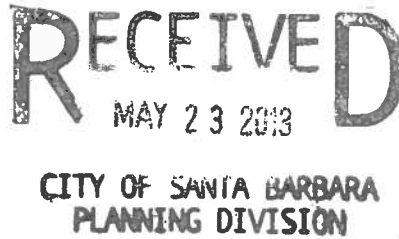
- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 20, 2013

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

Allen and Diane Bell
3662 San Gabriel Lane
Santa Barbara, CA 93105
(805) 569-1967

May 20, 2013

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102



RE: Modification Request for 3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002,
Land Use Zone E-3

Dear Staff Hearing Officer:

1. Existing Situation and Proposed Project

Existing Situation

Our property includes a three-bedroom, one bathroom house (1,273 square feet) and a two-car garage (395 square feet). The house complies with the 20-foot front setback. A 10-foot wide public utility easement for a sewer main adjoins the south side and a portion of the rear of the house. The city prohibits development within this public utility easement.

Proposed Project

The purpose of the proposed project is to add a bathroom and make several other improvements to accommodate family members with disabilities that require the use of a walker or wheelchair. The accessible bathroom needs to adjoin a bedroom and connect to accessible corridors to the exterior and north-central portion of the house.

Existing conditions and barriers have prevented us from fulfilling the need to have some family members with disabilities stay or visit with us for extended periods. Specifically, the existing bathroom is small (45 square feet), narrow, and not accessible to persons using a walker or wheelchair. It cannot be enlarged given the overall configuration of the house. The house is on a raised foundation. The only at-grade entry to the house is through a utility room that is also small (40 square feet), narrow, and not accessible to persons using a walker or wheelchair. The associated doorways are also narrow and obstruct access.

We are proposing an addition that will add an accessible bathroom to the front of the house and enlarge the master bedroom to provide unobstructed access to the new bathroom and living space for family members with disabilities. The new bathroom will total approximately 70 square feet. The entire addition will add approximately 146 square feet to the existing house. Our project also includes a remodel that will enlarge the utility room and increase the width of several doorways to provide unobstructed access to the new bathroom and existing master bedroom, kitchen, and living/dining room. The doorways to be enlarged include those leading from the kitchen to the living/dining room and from the utility room to the kitchen and master bedroom. We also plan to repair the northwest portion of the existing roof. This will increase the height of the house approximately 12 inches.

EXHIBIT B

2. Modification Requested and Justification for Request

Modification Requested

We are requesting a modification to allow a portion of the new bathroom and the associated access through the master bedroom to encroach 4-feet into the front setback. The portion of the addition within the front setback will total approximately 77 square feet. The other aspects of the project do not require a modification or other special zoning approval.

Justification for Request

Minimum Encroachment into Front Setback. We have carefully assessed our family's needs. We also redesigned and reduced the size of the project several times based on staff recommendations discussed during our pre-application consultation. Consequently, the project only provides the most basic improvements required to meet our needs. It also minimizes structural development within the front setback. The encroachment will only amount to approximately 7 percent of the total front setback.

No Reasonable Alternatives. There are no reasonable alternatives to siting the new bathroom and associated access within the front setback that accommodate the needs of our family.

- Rear: The 10-foot wide public utility easement and existing sewer main cross the rear yard and adjoin a portion of the rear of the house. The city prohibits development within this easement. As a result, we cannot enlarge the rear bedroom or otherwise add a bathroom onto the rear of the house.
- South Side: The public utility easement covers the entire area between the south side of the house and the south property line of our property. The city prohibits development within this easement. Furthermore, this area is within the interior setback and is too narrow (approximately 5 feet) to accommodate a new bathroom.
- North Side: The existing driveway is adjacent to the north side of the house. It is the minimum required width (8 feet). A retaining wall exists on our property approximately 12 inches north of and parallel to the driveway. No reasonable opportunity exists to shift or reduce the width of the driveway to add a bathroom onto the north side of the house.

Unique Circumstance – Public Utility Easement. The public utility easement results in a unique hardship and constraint on the use of our property and, therefore, the proposed modification will not set a precedent for other modifications in our neighborhood. Our property is the only lot in the 140-lot subdivision (San Roque Gardens) with a public utility easement that adjoins and prevents development on two sides (interior and rear) of an existing house. In addition, the public utility easement is extensive. It encumbers approximately 20 percent, or 1,465 square feet, of the 6,890 square-foot lot.

No Affect on Surrounding Property Owners. The proposed project will not affect our neighbors' privacy or views. In particular, the addition will not be located any closer to the adjoining houses to the north and south than the existing house. There are no nearby decks, patios, or other exterior living spaces on the adjoining lots that will be affected by the addition. The finish floor elevations of the adjoining houses to the north and south, respectively, are approximately 3-feet above and 3-feet below the finish floor elevation of our house. This terrace effect further ensures that the addition will not

affect our neighbors' privacy. The addition will also be sited and set back a sufficient distance from the street to avoid obstructing views or falling within the line-of-sight as seen from the adjoining houses looking outward to the street.

We have discussed the project with adjacent property owners. No one expressed any concerns or objections. The adjacent property owners and several other neighbors have provided letters expressing support for the modification and overall project (see enclosed letters).

Size Compatible with Neighborhood. The proposed house will be compatible with the size of other houses in the neighborhood based on an analysis of the houses on the 20 closest lots (see enclosed table). The proposed project will increase the size of the existing house from 1,273 to 1,419 square feet. The proposed house will be smaller than the adjacent houses to the north (2,452 square feet), south (1,589 square feet), and east (1,745 square feet). It will also be comparable to the average size (mean [1,419 square feet], median [1,345 square feet]) of nearby houses.

Based on Section 22.69.020.C of the SBMC, the proposed project is not subject to review by the Single Family Design Board. For instance, the existing house/proposed addition is one story, less than 17 feet in height, and less than 4,000 square feet in floor area. Furthermore, the project does not include grading; a retaining wall; a wall, fence, or gate in the front yard; or an exception to the parking requirements.

Sufficient Setback from Street and Open Space in Front Yard. The front of our house is currently set back 20 feet from the front lot line and 35 feet from the curb of the street (San Gabriel Lane). The area between the front lot line and the curb is undeveloped and landscaped; this subdivision (San Roque Gardens) does not include sidewalks within the street right-of-way. The proposed addition will be set back approximately 31 feet from the curb. Accordingly, the house will remain an adequate distance from the street and maintain sufficient open space in the front yard.

San Gabriel Lane is on the City sidewalk infill list. However, the City has no imminent plans for this street. A City transportation planner (Steve Foley) explained that our street will not be considered for at least 10 years, and actual sidewalk construction is expected to take much longer.

Project Complies with Applicable Zoning Standards. The proposed modification is subject to and complies with the following standards in Section 28.92.110.A.7 of the Zoning Ordinance:

Modifications may be granted by the...Staff Hearing Officer as follows...

7. Accommodation of Disabilities. A modification of any zoning regulation where the modification is necessary to allow improvements to an existing building in order to provide reasonable accommodations to individuals with disabilities. This modification is not available in the case of new buildings, demolitions and rebuilds, or additions where the proposed construction precludes a reasonable accommodation that would not require a modification.

In part, Section 28.92.110.A.7 authorizes a modification "...necessary to allow improvements to an existing building in order to provide reasonable accommodations to individuals with disabilities." Our proposed modification complies with this standard. As explained above ("Proposed Project"), the

existing entry, bathroom, and bedroom lack the space and features required by family members with disabilities. The modification for the proposed bathroom and associated addition to the master bedroom is the minimum necessary to provide an accessible entry, bathroom, and living space. We cannot accommodate some family members without the modification and proposed improvements.

Section 28.92.110.A.7 states, "This modification is not available in the case of new buildings, demolitions and rebuilds..." The proposed modification complies with this standard. Our proposal consists of an addition and remodel to an existing house. It does not include any new buildings, demolitions, or rebuilds.

Section 28.92.110.A.7 also states, "This modification is not available in the case of... additions where the proposed construction precludes a reasonable accommodation that would not require a modification." Our proposed modification complies with this standard. The project is limited to a small addition that would provide reasonable accommodations, including an accessible entry, bathroom, and bedroom. The addition would not demolish or change the use of existing portions of the house that could accommodate the needs of our family.

3. Benefits of Project

The major benefit of the proposed modification is that it will allow necessary improvements that provide reasonable accommodations to family members with disabilities. We cannot fulfill the need to have some family members visit or stay with us without these improvements.

The project also has the benefit of improving the appearance and architectural character of our house. The previous owner constructed an addition (bedroom nook) onto the front of the house that appears haphazard and detracts from the overall appearance of the house. The proposed addition will eliminate this addition and restore uniform architecture, finish, and materials to the front of the house.

Conclusion

Thank you for your consideration. Please contact us if you have any questions or need additional information.

Sincerely,



Allen and Diane Bell

Enclosures: Letters of Support from Neighbors (12)
"20 Closest Lots Data Ranked by Size" (table)

May 22, 2013

James Peacock
3661 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor Parcel Number 051-092-002

Dear Staff Hearing Officer:

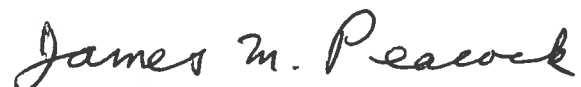
I live across the street from Allen and Diane Bell. I do not have any concerns regarding their request for a modification to allow a new addition to extend into the front setback.

Allen and Diane's project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would extend 4-feet into the front yard.

The portion of the addition within the front setback would be small and would complement the existing house. It would also be set back more than 30 feet from San Gabriel Lane. Therefore, the project would not affect me or the character of the neighborhood.

I respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,


James Peacock

May 18, 2013

Michael Hanley and Denise Cicourel
3641 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:

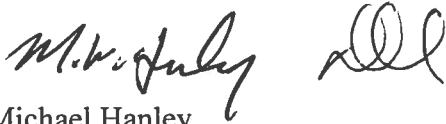
We live two lots east of Allen and Diane Bell. We support their request for a modification to allow a small portion of a proposed addition to encroach into the front setback.

We understand that the project includes an approximately 150 square-foot addition to the front of Allen and Diane's house. An approximately 88 square-foot portion of the addition would encroach 4-feet into the front yard.

The portion of the addition within the front setback would match and enhance the appearance of the existing house. It would also be set back more than 30 feet from San Gabriel Lane. As a result, the project would not impact our property or detract from the character of our neighborhood.

We respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,

Handwritten signatures of Michael Hanley and Denise Cicourel. The signature for Michael Hanley is on the left, and the signature for Denise Cicourel is on the right.

Michael Hanley
Denise Cicourel

May 18, 2013

Mark Howell
3648 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor Parcel Number 051-092-002

Dear Staff Hearing Officer:

Our family owns a house four doors east of Allen and Diane Bell. We support their request for a modification to allow a proposed addition to encroach into the front setback.

Allen and Diane's project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would extend 4-feet into the front yard.

The portion of the addition within the front setback would be small and well designed to blend with the existing house. The addition would also be set back more than 30 feet from the street. As a result, the project would not impact us or the character of our neighborhood.

We respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Howell", written in black ink.

Mark Howell

May 18, 2013

James Harvey
3638 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor Parcel Number 051-092-002

Dear Staff Hearing Officer:

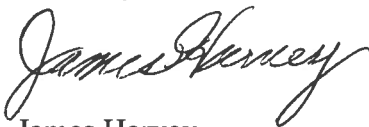
I live several lots east of Allen and Diane Bell. I support their request for a modification to allow a proposed addition to encroach into the front setback.

Allen and Diane's project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would extend 4-feet into the front yard.

The portion of the addition within the front setback would be small and designed to blend with the existing house. It would also be set back more than 30 feet from San Gabriel Lane. As a result, the project would not affect me or our neighborhood.

I respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,


James Harvey

May 18, 2013

Michael Long
3640 San Jose Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor Parcel Number 051-092-002

Dear Staff Hearing Officer:

I own and live in a house located around the corner from Allen and Diane Bell. I support their request for a modification to allow a proposed addition to encroach into the front setback.

I have seen Allen and Diane's architectural plans and understand that the project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would extend 4-feet into the front yard.

The portion of the addition within the front setback would be small and well designed to blend with the existing house. It would also be set back more than 30 feet from San Gabriel Lane. Given these and other considerations, the project would not affect me or the character of our neighborhood.

I respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,



Michael Long

Elise and Jaime Dale
3666 San Gabriel Lane
Santa Barbara, CA 93105

May 17, 2013

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:

We live next door to Allen and Diane Bell. We support their request for a modification to allow a proposed addition to encroach into the front setback.

We have seen the project plans and understand that the project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would encroach 4-feet into the front yard.

The portion of the proposed addition within the front setback would be small and carefully designed to blend with the existing house. It would also be set back more than 30 feet from San Gabriel Lane. As a result, the project would not affect us or the character of our neighborhood; in fact, it will enhance the neighborhood, bringing positive architectural interest to what were originally cookie-cutter houses.

We respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,


Elise and Jaime Dale

cc: Allen and Diane Bell

May 16, 2013

Robert Ettinger
3667 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:

My wife and I live across the street from Allen and Diane Bell. We support their request for a modification to allow a proposed addition to encroach into the front setback.

We have seen the project plans and understand that the project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would encroach 4-feet into the front yard.

The portion of the proposed addition within the front setback would be small and carefully designed to blend with the existing house. It would also be set back more than 30 feet from San Gabriel Lane. As a result, the project would not affect us or the character of our neighborhood.

We respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,



Robert Ettinger

cc: Allen and Diane Bell

May 19, 2013

Craig S. Whan
3604 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:


I live up the street from Allen and Diane Bell. I support their request for a modification to allow a proposed addition to encroach into the front setback.

I have reviewed Allen and Diane's proposed site plan, floor plan, and elevations. The project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would extend 4-feet into the front yard.

The portion of the addition within the front setback would be small and designed to match and enhance the appearance of the existing house. The addition would also be set back more than 30 feet from San Gabriel Lane. As a result, the project would not detract or otherwise impact the character of our neighborhood.

I respectfully request that you approve Allen and Diane's request for a modification.

Very truly,



Craig S. Whan

May 18, 2013

Diane and Adam Lingle
3634 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:

We live several lots east of Allen and Diane Bell. We support their request for a modification to allow a proposed addition to encroach into the front setback.

Allen and Diane's proposed project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would extend 4-feet into the front yard.

The portion of the addition within the front setback would be small and carefully designed to match the existing house. It would also be set back more than 30 feet from San Gabriel Lane. As a result, we believe the project would not impact us or detract from the character of our neighborhood.

We respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,



Diane and Adam Lingle

May 16, 2013

Robert Evans
3654 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:

I own and live in a house two properties north of Allen and Diane Bell. I support their request for a modification to allow a portion of their proposed addition to encroach into the front setback.

I have seen the project plans and understand that the proposed project includes an approximately 150 square foot addition to the front of the house. An approximately 88 square foot portion of the addition would encroach 4-feet into the front yard.

The portion of the proposed addition within the front setback would be small and carefully sited and designed to blend with the existing house. It would also be setback more than 30 feet from the curb of San Gabriel Lane. As a result, the project would not affect me or detract from the character of our neighborhood.

I respectfully request that you approve Allen's and Diane's request for a modification.

Sincerely,



Robert Evans

cc: Allen and Diane Bell

May 16, 2013

George and Mary Mamalakis
3658 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:

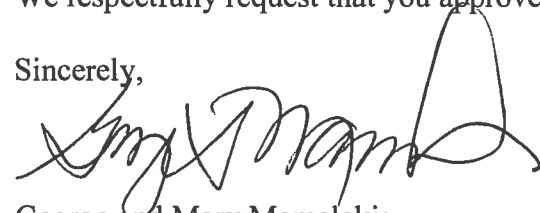
Allen and Diane Bell are our next door neighbors. We support their request for a modification to allow a proposed bathroom addition to encroach into the front setback.

We have seen the site plan, floor plan, and elevations for the project. We understand that the project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would encroach 4-feet into the front yard.

The portion of the addition within the front setback would be small and carefully sited and designed to blend with the existing house. It would also be set back more than 30 feet from San Gabriel Lane. As a result, the project would not affect our privacy or views. It also would not detract from the character of our neighborhood.

We respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,

A handwritten signature in black ink, appearing to read "George and Mary Mamalakis". The signature is fluid and cursive, with a large loop at the end.

George and Mary Mamalakis

May 18, 2013

Anthony Harris and Michele Mickiewicz
3655 San Gabriel Lane
Santa Barbara, CA 93105

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

RE: Letter of Support for Allen and Diane Bell's Request for a Modification
3662 San Gabriel Lane, Assessor's Parcel Number 051-092-002

Dear Staff Hearing Officer:

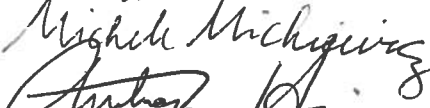

We own and live in a home directly across the street from Allen and Diane Bell. We support their request for a modification to allow a proposed addition to encroach into the front setback.

We have seen the Allen and Diane's architectural plans and understand that the project includes an approximately 150 square-foot addition to the front of their house. An approximately 88 square-foot portion of the addition would encroach 4-feet into the front yard.

The portion of the addition within the front setback would be small and well sited and designed to blend with the existing house. It would also be set back more than 30 feet from San Gabriel Lane. As a result, the project would not affect our privacy or views or detract from the character of our neighborhood.

We respectfully request that you approve Allen and Diane's request for a modification.

Sincerely,



Anthony Harris

Michele Mickiewicz

20 Closest Lots Data Ranked by Size
3662 San Gabriel Lane

Address (Optional)	Data Source (Ex. Co. Assessor's Office)	APN	Lot Size	Floors	House	Garage /Carport	Total	Rank
	Co. Assessor's Office	051-092-001					2,452	1 Largest
	Co. Assessor's Office	051-072-019					1,784	2
	Co. Assessor's Office	051-091-001					1,745	3
	Co. Assessor's Office	051-092-007					1,701	4
	Co. Assessor's Office	051-092-003					1,589	5
	Co. Assessor's Office	051-091-003					1,504	6
	Co. Assessor's Office	051-091-021					1,495	7
	Co. Assessor's Office	051-091-020					1,475	8
3662 San Gabriel Lane	City Planning File	051-092-002					1,419	9
	Co. Assessor's Office	051-091-022					1,360	10
	Co. Assessor's Office	051-092-008					1,345	11
	Co. Assessor's Office	051-092-009					1,340	12
	Co. Assessor's Office	051-091-002					1,266	13
	Co. Assessor's Office	051-092-006					1,184	14
	Co. Assessor's Office	051-092-005					1,176	15
	Co. Assessor's Office	051-072-020					1,176	16
	Co. Assessor's Office	051-091-024					1,176	17
	Co. Assessor's Office	051-072-021					1,155	18
	Co. Assessor's Office	051-092-004					1,155	19
	Co. Assessor's Office	051-091-023					1,154	20
	Co. Assessor's Office	051-072-018					1,154	21

Average/Mean House Size (including project proposal): **1,419**