City of Santa Barbara
California

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE: May 12, 2010

AGENDA DATE: May 19, 2010

PROJECT ADDRESS: 1517 Cliff Drive (MST2010-00052)

TO: Susan Reardon, Senior Planner, Staff Hearing Officer

FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 12,197 square foot project site is currently developed with a single family residence and detached two-car carport. The proposed project involves demolition of the carport and the construction of a tree-car garage with 500 square foot accessory room on top. The discretionary application required for this project is a Modification to permit garage space in excess of 500 square feet (SBMC §28.87.160).

Date Application Accepted: April 13, 2010 Date Action Required: July 13, 2010

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 Ochsner	Property Owner:	Mark Griffith
Parcel Number:	045-031-022	Lot Area:	12,197 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	One-Family Residence	Topography:	10% Slope

Adjacent Land Uses:

North – Cliff Drive
South - One-Family Residence
East - One-Family Residence
West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,950 sf	1,950 sf
Garage	350 sf carport to be demolished	700 sf 3-car garage
Accessory Space	N/A	500 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,654 sf 22% Hardscape: 2,600 sf 21% Landscape: 6,943 sf 57%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.33 Proposed FAR: 0.26 = 78.5% of Max. Allowed FAR

IV. DISCUSSION

Current development on site consists of a single family residence and a detached two-car carport at the rear of the site. The property owner is requesting to demolish the existing carport, and replace it with a three-car garage with accessory space above. Because the lot area is less than 20,000 square feet, the garage floor area is limited to 500 square feet. A Modification is being requested to construct a 700 square foot three-car garage. It is Staff's position that although the proposed structure exceeds the 500 square foot limit, it secures an aesthetic improvement for the area that currently provides three exposed parking spaces at the rear of the lot. The proposed design has been reviewed by the Single Family Design Board and has received favorable comments with direction to reduce the second story massing. All required setbacks, yards, and building height limitations are being observed.

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 secure an appropriate improvement on the lot. The proposed garage provides covered parking, not visible to the street, for the property owner's needs, in the location currently being used for parking purposes.

Said approval is subject to a condition that the overheight hedge along the front lot line be reduced to a maximum allowable height of 3 ½' within ten-feet of any driveway.

Exhibits:

A. Site Plan (under separate cover)
B. Applicant's letter dated April 12, 2010
C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101 - Phone: (805) 564-5470

Mark Griffith
1517 Cliff Dr.
Santa Barbara, CA 93109

April 12, 2010

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

Re: Modification request for 1517 Cliff Drive: A.P.N.: 045-031-022; E-3/ SD-3

Currently there is a single family residence (1,950 s.f.) and a detached, two car, carport. We wish to demolish the existing carport and construct a new three car garage of 704 s.f. with an attached second story accessory story above of 500 s.f..

Specifically we are requesting a modification for a three car garage. The need for a three care garage is highlighted by the lack of front yard parking and the lack of curb parking. The property is adjacent to the Free Methodist church along Cliff Drive. Due to the high number of assembly type activities, there is often no place to park within a close distance to this property. In addition, the front yard is significantly sloping, and there is no parking available between the residence and Cliff Drive. Finally, there is an easement that runs through the property for the purposes of access for the neighbor to the south. This easement area reduces the available space for parking but would benefit from a large garage, which would allow some vehicular storage away from the neighbors everyday view.

Sincerely,

Mark Griffith

Exhibit B

1517 CLIFF DRIVE – SINGLE FAMILY DESIGN BOARD MINUTES

March 15, 2010

Motion: Continued two weeks to the Full Board with the following comments:
1) Relocate the deck 15 feet away from the property line.
2) Study reducing the scale of the building and lowering the garage height.
3) Restudy the architecture to be compatible with the existing house.
Action:Mahan/Woolery, 7/0/0. Motion carried.

March 29, 2010

John Cooley, 1525 Cliff Dr, SB CA 93109: expressed concerns and then provided clarification of bamboo vegetation.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
1) Reduce the second floor plate height to 8 feet; reduce the first floor plate height to 9 feet. Lower the roof pitch to 3:12.
2) With the reduction in mass, the request for a 750 square foot garage is supportable.
Action:Mahan/Mosel, 5/0/0. Motion carried. (Carroll and Zink absent.)

Exhibit C