



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 21, 2006
AGENDA DATE: April 26, 2006
PROJECT ADDRESS: 233 East Islay Street (MST2006-00186)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The existing 15,917 square foot project site is located on the corner of Islay and Garden Streets. Current development on site consists of a 3,625 square foot residence with a detached 284 one-car garage with illegal carport which is accessed off of Garden Street. There is also a curb cut and driveway off of Islay street which is currently used for parking purposes due to its proximity to the residence's entrance. The proposed project involves the construction of a new two-car garage for this parking area. Because the owner wishes to maintain the original carriage house as well, covered parking will exceed the 500 square foot maximum. The illegal carport will be removed as a part of this application.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to allow a combined total garage floor area in excess of 500 square feet. (SBMC §28.87.160.)

Date Application Accepted: April 3, 2006 Date Action Required: July 3, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Martin Loge	Property Owner:	Jim & Candi Whilt
Parcel Number:	027-042-007	Lot Area:	15,917 Square Feet
General Plan:	Residential 3 Units/Acre	Zoning:	E-1 One-Family Residential
Existing Use:	Single-Family Residence	Topography:	Flat
Adjacent Land Uses:			
	North – Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,200 Square Feet	4,200 Square Feet
Garage	370 Square Feet	832 Square Feet
Accessory Space	None	None

IV. LOT COVERAGE

Lot Area:	15,917 Square Feet
Building	4,438 Square Feet; 28%
Landscape	6,252 Square Feet; 39%
Hardscape	5,227 Square Feet; 33%

V. DISCUSSION

- This property currently contains a 284 square foot carriage house in the Northwest corner of the site, which is accessed off of Garden Street. However, the occupants of the residence currently park in an open area, adjacent to the house, which is accessed off of Islay Street. The applicant is proposing to replace this uncovered parking area with a new two-car garage. The Zoning Ordinance limits covered parking on this 15,917 square foot E-1 lot to a maximum square footage of 500 square feet. For E-1 lots of 20,000 or larger, 750 square feet of covered parking is permitted. Although the applicants considered removal of the existing garage in an effort to comply with the 500 square foot maximum, the City's Urban Historian strongly recommended that the existing garage, which may be original to the house, be preserved. It is Staff's position that the new garage will provide security for vehicles while screening them from public view, in an area already being used for parking.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that this Modification for additional covered parking is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, with the condition that the driveway, curb cut, and use of the carriage house for parking be maintained, the illegal carport be removed, and vegetation along both front lot lines be reduced to current standards.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated January 5, 2006
Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470