



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 2, 2008
AGENDA DATE: April 9, 2008
PROJECT ADDRESS: 930 Garcia Road (MST2008-00089)
TO: Bettie Weiss, City Planner & Susie Reardon, Senior Planner
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

[Handwritten signatures: RJK, RM]

I. PROJECT DESCRIPTION

The 9,500 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves the demolition of the existing garage and replacement with a new garage with storage. The discretionary application required for this project is a Modification to permit the new garage to be located within the non-conforming open yard area (SBMC §28.15.060).

Date Application Accepted: February 25, 2008 Date Action Required: May 25, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Greg Rech,	Property Owner:	Timothy & Sue Peoples
Parcel Number:	029-252-005	Lot Area:	9,552 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	9% Slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Single Family Residence		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,385 sf	No change
Garage	527 sf	7 sf addition
Accessory Space	None Existing	126 sf addition

III. LOT AREA COVERAGE

Lot Area: 9,552 sf
Building: 2,630 sf; 28%
Hardscape: 518 sf; 32 %
Landscape: 3,810 sf; 40%

IV. DISCUSSION

The project site is currently undergoing a remodel that includes a request to rebuild the substandard garage. The existing garage has two small notches along the front elevation that will be squared off during the rebuild, adding 7 square feet to the existing garage. Also proposed are an electrical panel box (14 square feet) and a 125 square foot storage room. Because the existing open yard area is non-conforming, Staff practices an application of the code that says any reduction to the remaining open yard area, requires Modification approval. Staff supports this request in that the area being reduced by the accessory areas do not reduce the area currently being used as outdoor living space on this site. Also considered is the large (336 sf) upper level deck on site that provides an outdoor amenity, directly accessible from the kitchen that allows the occupants to take advantage of the property's ocean views. Staff supports the creation of storage for the site by understanding that providing an area for that use, will maintain the parking area for its intended purpose.

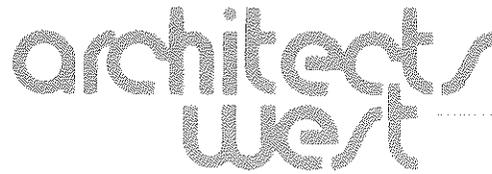
V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement of safe, functional off-street parking for the property, and that the purpose and intent of the ordinance is being met by still providing adequate area on site for private outdoor enjoyment.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 11, 2008

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



February 11, 2008

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

J. Allen Zimmer, A.I.A.
Gregory C. Rech, A.I.A.
architects

Re: Modification Request – Reduction of Open Yard Area
930 Garcia Road
APN: 029-252-005
Zone: E-1

Dear Staff Hearing Officer:

On behalf of Tim and Sue Peoples I am requesting a modification for the property at 930 Garcia Road due to existing site constraints. The Peoples recently purchased the property with a home that has had several additions and remodels over the years. The parcel slopes over 10 feet from front to rear such that the front of the home is a single story with two-story portions in the rear. The property also contains a detached garage which we are proposing to replace and this work will require a modification. The existing 558 s.f. garage is constructed with a wood floor, supported by suspect framing, framing in contact with the ground surface, and totally void of any lateral resistance against seismic activity. As such, the previous owners and the Peoples have not parked a car in the garage for fear of potential collapse. The Peoples would like to properly use a garage.

This modification request for a reduction of open yard area is derived from existing conditions in the rear yard, additions to the home and the construction of a terrace completed by previous owners. We are proposing to replace the existing garage essentially in-kind. The existing garage has two small notches along the front elevation that will be squared off, adding 7 s.f. This would bring the garage replacement building area to 565 s.f. Along the northeast side of the existing garage is the meter/main electrical panel for the property and other misc. electrical boxes that will remain. We are proposing a 14 s.f. closet to shield this equipment from view in the rear yard. On the southwest side of the garage, opposite the open yard area, we are proposing a storage area completely within the building set back lines of 125 s.f. The total area of the replacement garage, closet and storage area is 704 s.f.

The existing open yard area behind the house and northeast of the garage is 977 s.f. The existing back fence is constructed approximately 5'-6" from the rear lot line and the owners are willing to move the fence back to the property line. This would increase the open yard area to 1,184 s.f.

The location of the garage is essentially fixed for two reasons. First, the owner would like to rebuild in-kind the original structure. (The overall height of the garage would be reduced 16" from 12'-10" to 11'-6" and an existing window at the rear of the garage would not be replaced at the request of the neighbor.) Second, access to the garage doors cannot change because the user must drive under the existing terrace that was constructed on the southwest portion of the house to reach the garage. Therefore the garage cannot move to the southwest to create more open yard area.

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EXHIBIT B



As noted earlier, an electrical closet would be added on the northeast side of the garage to conceal the main electrical equipment that serves the main house and property. Relocating this equipment would be extremely costly so the idea is to conceal the equipment and incorporate this small closet into the covered entrance into the new garage. The additional storage area would be located over existing wood pier foundations that may have been an additional accessory building or uncovered parking space at one time. This addition is entirely within the building setback lines and is opposite the open yard in an area that is not sufficient for this purpose because of the slope of the existing ground level.

The benefits of this request include; a safer structure; allows the owners proper use of their garage, to park their cars within; architectural style that would match the main residence; conceal electrical panels and boxes; removal of the garage window that currently overlooks the rear neighbor; and an overall lower building height.

Thank you for your consideration. If you have any questions or would like to visit the property, the Peoples and I look forward to discussing this modification request with you.

Sincerely,

A handwritten signature in black ink that reads "Gregory C. Rech".

Gregory C. Rech AIA
Architects West

Att: 1. Proposed Plans
2. Photographs

Peoples Mod 1.doc