



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 25, 2008
AGENDA DATE: May 7, 2008
PROJECT ADDRESS: 1219 Laguna Street (MST2008-00135)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 3,495 square foot project site is located on the corner of Laguna Street and a private alley. Current development on site consists of a single family residence. City records indicate that at one point in time there was a one car garage on site. On December 12, 2007, the owner applied for a permit to demolish a structure which he identified as a storage shed. It was later determined that the shed was actually the original garage, and it was misrepresented on the plans as a shed. The garage was removed incorrectly and the lost parking space is required to be replaced. The applicant intends to replace it with a paved uncovered parking space in the location of the original garage which is in the interior setback.

The applicant also built an approximately 4 foot tall fence around the perimeter of the property, some of which is located within the front setback. The fence was built on a four inch curb which borders the property, rather than at the sidewalk level. Placement of the fence on the curb was appropriate, however, it resulted in a slightly higher fence than allowed under the Zoning Ordinance, which requires the fence to be measured from grade rather than from the curb. It appears that the intent of the applicant was to build a 3 ½ foot fence in compliance with the Ordinance. The discretionary applications required for this application are Modifications to permit the required parking to be uncovered and located within the required interior yard setback (SBMC §28.90.001, 28.90.100, & 28.21.060) and for a fence in excess of 3 ½ feet when located along a front lot line (SBMC§28.87.170).

Date Application Accepted: March 18, 2008

Date Action Required: August 7, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Paul Welterlen

Property Owner: Paul Welterlen

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the Modifications for the uncovered parking space in the interior setback, making the required findings that the proposal to allow the uncovered parking space to replace the original garage is necessary to secure an appropriate improvement and that the Modification is consistent with the purpose and intent of the zoning ordinance because there are no feasible alternatives to the location in the setback. Further, because of the size constraints of the parking area, a covered parking space would not be able to accommodate a standard size car. Staff also recommends the condition that the trellis built over the parking space be removed and that the applicant obtain Design Review approval for the paving prior to issuance of any permits.

Staff also recommends that the Staff Hearing Officer approve the Modification to allow the existing fence to exceed 3 ½ feet along the front setback as it is consistent with the purpose and intent of the ordinance and is necessary to secure an appropriate improvement because the fence, if measured from the curb would comply with the Zoning Ordinance. Further, it is department policy to allow fence posts to be slightly higher than the fence itself. Said approval is subject to the conditions that the arch constructed over the gate be removed, that the “as built” fence obtain Design Review approval and that the portions of the fence within 10 feet of the intersection of Laguna and the alley be limited to a height of no greater than 3 ½ feet.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 27, 2008

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

1219 Laguna Street
Santa Barbara, CA 93101

APN:029 13110 003

February 27, 2008

Owners: Paul Welterlen and Barbara Kellner
(805)966-4748

Dear Sirs:

We removed the old storage shed/garage which was structurally damaged and generally completely dilapidated. The old structure had an inside width of 7 feet 6 inches¹ too narrow to use as a car parking space according to Public Works. This old structure had a raised wood plank floor over dirt and was used exclusively for general storage. Demo Permit #BLD2007-02852

By removing the old shed and moving the fence closer to the property line we gained 1.5 feet in usable width, making a 9ft. wide uncovered parking space available. This is enough space to enter and exit a car safely according to Public Works.

We wish to pave this dirt area and the dirt area out to the street in Santa Barbara sandstone colored cobblestone provided by Systems Paving (see product sheet #1). This will also provide a clean trash area near the street.

We will remove two trellis/arch details. One is located at the entrance to the parking space and one is at the front gate. These matched the existing detail from the original covered porch.

Modifications required: Change requirement to provide for one covered parking space to provide one uncovered parking space. Allow parking within the required setback.

The benefits of this proposal are to provide an off-street parking space, one that can accommodate a normal car, provide a sanitary trash can location, and to provide safe and clean walkways to the front and to the rear of the house.

Thank you,


Paul Welterlen
966-4748

¹ The historic document of 1928, when a portion of the old porch was enclosed to make a "1 car garage" seems to show a dimension of only 6 feet in width.