



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 9, 2008
AGENDA DATE: May 21, 2008
PROJECT ADDRESS: 1140 Garcia Road (MST2008-00171)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Betsy Teeter, Planning Technician II *BTS*

I. PROJECT DESCRIPTION

The 11,012 square foot project site is currently developed with a 2,539 square foot single family residence and a 383 square foot garage. The proposed project involves demolition of the garage and construction of a new 411 square feet garage. The discretionary application required for this project is a Modification to permit alterations and additions within the required interior setback (SBMC§28.15.060).

Date Application Accepted: April 8, 2008 Date Action Required: July 8, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jose Luis Esparza	Property Owner: Jose and Noemi Vasquez
Parcel Number: 029-283-011	Lot Area: 11,012 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 30% Slope
Adjacent Land Uses:	
North – One-Family Residence	East – One-Family Residence
South – One-Family Residence	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,539 sf	No Change
Garage	383 sf	411 sf
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 11,012 sf
Building: 2,021 sf; 18.4%
Hardscape: 2,325 sf; 21.1%
Landscape: 6,666 sf ; 60.5%

IV. DISCUSSION

This project received Review After Final approval by the Architectural Board of Review (ABR) on September 10, 2007, as part of the original project approved by the ABR on May 21, 2007 for a 217 square foot addition to the existing 2,146 square foot single-family residence in the Hillside Design District. The proposal included the replacement of the existing 311 square foot second-story deck with a 70 square foot deck addition and a new 463 square foot first-story deck and 100 square feet of new storage on the first-floor. The project plans indicated an attached garage was part of the original design of the house. However, a carport, rather than a garage, was approved when the house was built in 1956. It is nonconforming with regard to the interior setbacks as it encroaches 1 to 2 feet. In 1964 a permit was issued to enclose the carport. A garage was never permitted for the site.

As part of the 2007 project, it was determined that the carport had been converted to a garage and that it did not meet the current dimension requirements for a garage. The applicant is proposing to demolish the converted carport and build a new garage, adding 28 square feet in order to meet the minimum 20 x 20 interior dimensions required for a garage and with a 5/12 roof pitch to match the existing house. The applicant is requesting a Modification to allow 36 square feet of the garage to encroach 1 foot to 2 feet 7 inches into the required 10 foot interior setback. Staff's position is that the improvements and alterations being proposed, although located within the required interior setback, do not intensify habitable space within the setback and are required to meet minimum garage dimensions.

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 on site and meets the purpose and intent of the ordinance by allowing the minimal amount necessary for providing required dimensions for mandatory covered parking within the required interior setback.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 7, 2008
- C. ABR Minutes from May 21, 2007 and September 10, 2007

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

Jose Luis Esparza, AIA
Architect

To: Modification Hearing Officer
630 Garden Street
City of Santa Barbara, CA 93101

Tel: (805) 564-5470

Re: Mr. & Mrs Jose Vasquez
1140 Garcia Road
Santa of Santa Barbara, CA 93103
APN: 029-288-011

Cc:

Date: April 7, 2008

Dear Officer,

The existing lot is a 11,012 s.f. lot that is 81.55 wide by 91.66' deep. There is an existing 2,539 s.f. single family residence with an attached two car garage, 383 s.f. The existing carport encroaches into the side yard setback 2'-0". We are proposing to convert the carport into garage and add 28 s.f, to garage to comply with 20'x20' clear interior dimension per Transportation requirements. The addition will increase the garage by 12.5 s.f. in the setback. The garage as proposed will encroach into the setback a total of 2'-6 15/16". We are also proposing to reframe the roof over garage to 5:12 pitch to match existing.

The proposed conversion and addition to garage will not require grading.as follows:

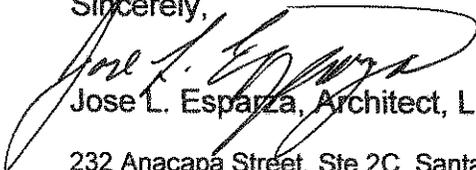
Grading outside main footprint: Cut = 0 Yards
Fill = 0 Yards

Grading under main footprint: Cut = 0 Yards
Fill = 0 Yards

Total import / export: Import = 0 Yards
Export = 0 Yards

The modification being requested is to reduce the side yard setback requirement to 7'-5 1/16" for the garages only along the Eastern property line and to reframe the roof to 5:12 pitch. The reduction of the side yard setback for the garages allows the interior dimensions for the garage to meet the Transportation requirement of 20'x20' interior clear dimensions. The Modification allows the carport to be converted to garage. The garage allows securing belonging while improving the esthetics of the building.

Sincerely,



Jose L. Esparza, Architect, Lic. #C 25132

232 Anacapa Street, Ste 2C, Santa Barbara CA 93101, Phone 805 883-1600 FAX 805 883-1601
Members: American Institute of Architects

FINAL REVIEW**E. 1140 GARCIA RD**

E-1 Zone

Assessor's Parcel Number: 029-283-011
Application Number: MST2006-00660
Owner: Jose Elios and Noemi Vaquez
Architect: Jose Esparza

(Proposal for a 217 square foot addition to an existing 2,146 square foot single-family residence with a 383 square foot attached garage on 11,213 square foot lot in the Hillside Design District. The proposal also includes the replacement of the existing 311 square foot second-story deck with a 70 square foot deck addition and a new 463 square foot first-story deck and 100 square feet of new storage on the first-floor.)

Final Approval with the condition that the column cap is to have squared edges.

FINAL REVIEW**F. 12 FRANCISCO DR**

A-1 Zone

Assessor's Parcel Number: 055-141-015
Application Number: MST2006-00313
Owner: Andrew D. Norris III and Sally Sheridan
Designer: Eric Knight

(Proposal for a one-story, 532 square foot addition to an existing 2,634 square foot one-story residence with attached 441 square foot two-car garage located on a 40,595 square foot lot in the Hillside Design District.)

Final Approval as submitted.

REFERRED BY FULL BOARD**G. 40 PINE DR**

E-3/PUD Zone

Assessor's Parcel Number: 049-100-019
Application Number: MST2004-00676
Owner: Justin and Michelle Pawl
Agent: L & P Consultants
Applicant: Michael Stroh

(Proposal to construct a 412 square foot detached two-car garage for an existing 1,686 square foot single-family residence on a 11,216 square foot parcel. This proposal was part of an earlier project approved at Planning Commission on July 20, 2006: Proposal to merge and resubdivide two existing parcels. One parcel is presently 15' wide & 129.7' long (1,942 SF) and provides access to the second parcel (20,839 SF). Resubdivision would result in 2 parcels, one 11,216 SF and the other 11,565 SF.)

(Final Approval is requested.)

(PROJECT REQUIRES CONFORMANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-06.)

Final Approval with the condition that the applicant is to provide a photo of existing trees to remain in rear yard for staff verification.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1140 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-283-011
Application Number: MST2006-00660
Owner: Jose Elios and Noemi Vasquez
Architect: Jose Esparza

(Proposal for a 217 square foot addition to an existing 2,146 square foot single-family residence with a 383 square foot attached garage on 11,213 square foot lot in the Hillside Design District. The proposal also includes the replacement of the existing 311 square foot second-story deck with a 70 square foot deck addition and a new 463 square foot first-story deck and 100 square feet of new storage on the first floor.)

(Review After Final to revise proposal to convert the existing carport to a garage.)

Final Approval as noted on the plans.

FINAL REVIEW**B. 199 N HOPE AVE****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-240-023
Application Number: MST2007-00016
Owner: Roman Catholic Archbishop of Los Angeles
Applicant: Raj Narayanan
Architect: Concorde Consulting Group
Business: Calvary Cemetery

(Proposal for grading in the northeast corner area of cemetery that has not been developed. The proposal would spread grave spoils to provide a gently sloping area and involves 2,478 cubic yards of combined cut and fill grading on site with no import or export, and the construction of a stormwater drainage system. This parcel, the "Calvary Cemetery", is on the City's List of Potential Historic Resources. The resources on this property include the Stations of the Cross, Crypt, Mausoleum, and earthquake sinkhole.)

(Project received Preliminary Approval on March 12, 2007. Final Approval is requested.)

Final Approval as noted on the plans.