



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 26, 2008  
**AGENDA DATE:** December 3, 2008  
**PROJECT ADDRESS:** 915 N. Alisos Street (MST2008-00499)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RUB*  
 Roxanne Milazzo, Associate Planner *Rox*

### I. PROJECT DESCRIPTION

The 3,965 square foot project site is currently developed with a single family residence and detached one-car garage. The proposed project involves demolition of the existing garage and replacement with a garage that will be 18" higher. The discretionary application required for this project is a Modification to permit an increase in the height of a building located within the required three-foot interior setback (SBMC §28.18.060).

Date Application Accepted: October 27, 2008      Date Action Required: January 27, 2009

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	John Dewey	Property Owner:	John Dewey
Parcel Number:	029-315-008	Lot Area:	3,965 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	One-Family Residence	Topography:	8% slope

#### Adjacent Land Uses:

North - One-Family Residence	East - Multiple-Family Residence
South - One-Family Residence	West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,143 sf	1,143 sf
Garage	275 sf	275 sf
Accessory Space	N/A	N/A

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,418 sf 36%      Hardscape: 225 sf 6%      Landscape: 2,322 sf 58%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.55      Proposed FAR: 0.36      = 64.5% of Max. Allowed FAR

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Setbacks</b>	<b>Requirement/Allowance</b>	<b>Existing</b>	<b>Proposed</b>
- Interior	3'	14"	14"
- Rear	3'	5"	5"

**V. DISCUSSION**

The existing one-car garage on site was constructed in 1946. With a finished floor elevation lower than the adjacent grade, continuous flooding of the garage over the years has resulted in damage to the structure. Several months ago the applicant submitted to the City to replace the existing structure "in kind". This would allow for reuse of the existing slab and driveway ribbons.

The Zoning Ordinance allows for complete demolition and replacement of a non-conforming building as long as there is no increase in the roof height. During the plan check process, the applicant was notified that the existing drainage issue needed to be fixed. To remedy the existing problem the applicant is proposing to raise the finished floor of the garage by 12". The applicant was also advised that due to changes in building code requirements, a larger roof rafter will be required which will add an additional 6" to the existing building height. The combination of these two changes will result in the replacement garage being 18" higher than the existing structure. Because the garage is currently located within both the interior and rear setbacks, a Modification is required for the height increase. Staff typically does not support height increases within required yards and suggested that the applicant explore options that would maintain the existing building height. Unfortunately, reducing the wall height would not allow adequate distance for the overhead garage door track that the Transportation Staff is requiring for the new garage. Relocating the structure out of the required 3' interior setbacks would result in the necessity for an open yard Modification for reduction of an already non-conforming open yard area. Staff suggests that the applicant look into options such as grading the driveway, or putting in a French drain with a drywell on site to remedy the drainage issues

without a Modification. The applicant is requesting the height increase which will allow runoff to flow to the street gutters. Staff's position is that the project as proposed allows replacement of the existing structure with an improved building in the existing location with no expected impacts to the adjacent neighbors.

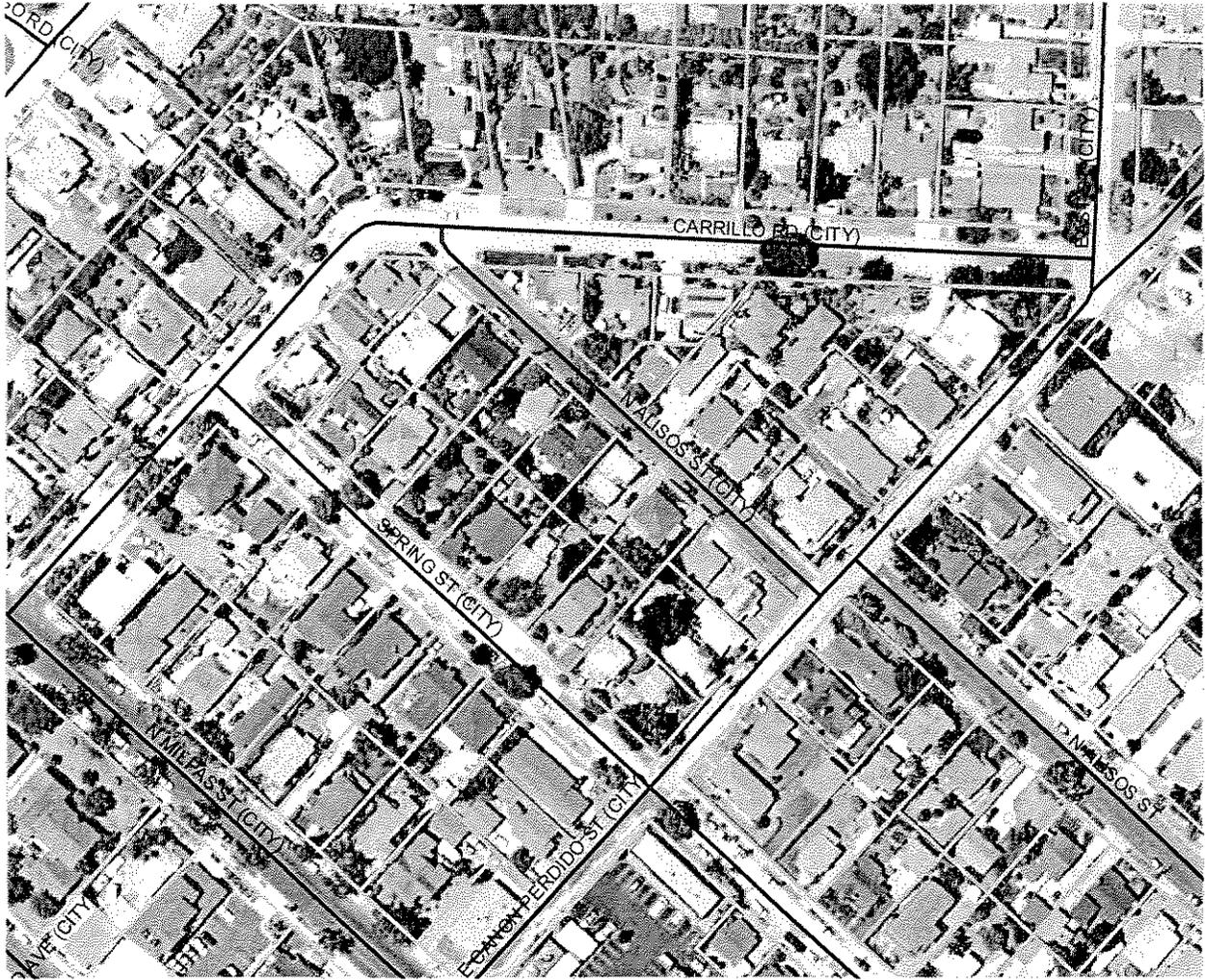
**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification being requested is consistent with the purposes and intent of the Zoning Ordinance and is it necessary to secure an appropriate improvement on the lot. The proposed project allows for the existing garage location to be maintained in a structure that can function as a covered parking space, reuse of the existing slab and driveway ribbons, while providing a solution for the existing drainage issue.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 22, 2008

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



915 N. ALISOS STREET

EXHIBIT A

John and Naomi Dewey  
915 N. Alisos Street  
Santa Barbara, CA 93103  
805.560.3700

Modifications Officer  
City of Santa Barbara  
Planning and Development  
630 Garden Street  
Santa Barbara, CA 93101

**Modification Request:**

Permit application #: BLD2008-01090  
Project Address: 915 N. Alisos Street, Santa Barbara CA 93103  
APN: 029-315-008

October 22, 2008

To whom it may concern,

We intend to demolish an existing 275 sq. ft. garage and construct a new 275 sq. ft. garage within the same footprint and the same location. The existing garage is a legal non-conforming structure located within the side and rear yard setback. It was our intention to replace the structure "like-for-like", however, the original structure was built in 1946, and in order to meet new building codes, the structure will be slightly higher relative to adjacent grade.

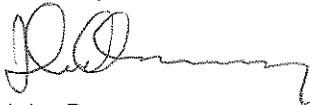
We are requesting a modification to allow a 1'-5" increase in height of a like for like replacement of a legal nonconforming structure within the side and rear yard setback.

The original garage was built with a finish floor lower than adjacent grade, resulting in the garage flooding in every storm event. The City of Santa Barbara requires site drainage to drain to the public street. In order to address both of these site drainage issues, the finish floor of the new structure needs to be raised 12" to achieve a positive drainage of 2% from the garage towards the street.

The original garage was constructed with 2x4 rafters with no roof slope. The current building code requires the roof to slope for drainage and requires 2x8 rafters. The combination of these issues increases the thickness of the roof by another 5".

Every effort has been made to minimize the increase in overall height of the new structure, while maintaining the usefulness of the structure as a garage. We are eager to proceed with this improvement as soon as possible before the existing garage becomes a safety hazard for our family as well as that of our neighbors. We also look forward to solving our site drainage problems and eliminating drainage towards our neighbors.

Sincerely,



John Dewey