



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 15, 2009
AGENDA DATE: April 22, 2009
PROJECT ADDRESS: 644 Calle Rinconada (MST2006-00111)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner *RLB*
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,922 square foot project site is currently developed with a 1,517 square foot single family residence and attached one-car garage. The proposed project involves 690 square feet of new living space on the first and second floors and a 266 square foot expansion of the existing garage. The discretionary applications required for this project are Modifications to permit the garage expansion within the required front and interior setbacks (SBMC §28.15.060).

Date Application Accepted: March 30, 2009

Date Action Required: June 30, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project with conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kenneth Hahn	Property Owner:	Same as Applicant
Parcel Number:	053-063-010	Lot Area:	6,922 sf
General Plan:	5 Units per Acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	15% Slope

Adjacent Land Uses:

North – One-Family Residence
South – One-Family Residence

East - One-Family Residence
West – Calle Rinconada

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,517 sf	2,207 sf
Garage	204 sf	470 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,198 sf 32% Hardscape: 1,524 sf 22% Landscape: 3,200 sf 46%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.42 Proposed FAR: 0.39 = 91.3% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	20'	25'	18'
- Interior	6'	5'	5'

V. DISCUSSION

This proposed project was reviewed by the Single Family Design Board (SFDB) on January 20, 2009 and approved as submitted.

The proposed project, which results in additions exceeding 50% of what was constructed prior to 1980, requires that the existing one-car garage be brought up to current requirements (SBMC §28.90.001.B). One-hundred and fifty square feet of existing residential floor area will be converted to parking area as a part of this application in order to meet that requirement. Access into the garage will be provided by a stairwell that requires that the existing garage depth be expanded by three and one-half feet (3 ½'). The expansion results in approximately 5 square feet of the Southwestern corner of the garage being located within the front and interior setbacks. Staff supports this request since the four-foot (4') extension of the Western wall is minor and allows for a uniform expansion at the existing five-foot interior setback. The front setback encroachment is justified due to the added constraint of the bulb-out design of the cul-de-sac. Maintaining the garage in this location provides for the continued use of the existing driveway. All portions of the proposed second story will observe all zoning regulations as required by the code.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed encroachments into the front and interior setbacks will allow a uniform improvement to provide the required parking dimensions on a lot with an irregular front lot line. Said approval is subject to a condition that the 24'11" height limit, as indicated on the plans, is strictly adhered to. Any increase in height will require Planning Commission review of an additional Modification to exceed the maximum Floor to Lot Area ratio.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 13, 2009

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

March 13, 2009

Dear Santa Barbara City Planning Commission,

Subject: Modification request of the proposed project at 644 Calle Rinconada

We are requesting a modification to support the remodel project proposal we currently have into planning and zoning for review. This modification has already been cleared by the hearing officer and expired because the city required us to go through the ABR and SFRB. The architectural, construction and plans are and completed and accept first the ABR and the SFRB. The modification is detailed in the plot plan that was submitted with this letter. The first part of the modification is for a four foot continuation of the northern garage wall towards the west. The existing wall is currently built on a five foot side yard set back (per the original zoning requirement). The current zoning is at six feet for side yard set backs. The extra foot is needed to provide adequate garage and living space and fits in with the existing house in an effort to minimize demolition and unnecessary modifications. The second part of the modification request is for a three foot by one foot triangular shape area in the front set back. The cad-de-sac in front of the house sweeps back ten feet in front of the North West corner of the property. The curve disrupts the rectangular shape of the lot. In order to accommodate a two car garage and provide adequate space for a laundry facility and provide adequate isolation to screen cars from inside the house, this modification is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth A. Hahn', written in a cursive style.

Kenneth A. Hahn