



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 2, 2009  
**AGENDA DATE:** September 9, 2009  
**PROJECT ADDRESS:** 914 California Street (MST2009-00341)  
**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 6,284 square foot project site is located on the corner of California Street and Oramas Road. Current development on site consists of a single family residence and detached two-car carport. The proposed project involves demolition of the carport and the construction of a two-car garage. The discretionary applications required for this project are Modifications to permit the garage to be located within both thirty-foot front yard setbacks (SBMC §28.15.060).

Date Application Accepted: August 10, 2009      Date Action Required: November 10, 2009

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, with a condition.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Roy Harthorn	Property Owner: Mr. & Mrs. Witherell
Parcel Number: 029-051-001	Lot Area: 6,284 sf
General Plan: 12 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 38% Slope

#### Adjacent Land Uses:

North – Oramas Road	East - One-Family Residence
South – Residential Condominiums	West – California Street

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,219 sf	1,219 sf
Garage	335 sf carport	464 sf garage

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,337 sf 21%      Hardscape: 381 sf 6%      Landscape: 4,566 sf 73%

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

Max. Allowed FAR: 0.44      Proposed FAR: 0.27      = 60.7% of Max. Allowed FAR

**IV. DISCUSSION**

The project site is located on the corner of California Street and Oramas Road. Built in 1952, both the residence and the detached carport are non-conforming to the current 30' front setbacks. The proposed project involves the demolition of a substandard carport and replacement with an architecturally compatible 2-car garage. Because slope constraints greatly reduce conforming options for this property, the garage is being proposed in the existing carport's location.

It is Staff's position that the garage is an esthetic improvement over what currently exists and that the secondary front setback location makes sense for purposes of ease of access, reusing the historical location, and eliminates costly retaining walls and fill which would be necessary for a conforming option on this small, steeply sloped lot with two frontages. Transportation Planning Staff has reviewed the project and supports the proposed location with the condition that the vegetation near the driveway be reduced to comply with height regulations. Due to the project's location within the Hillside Design District and its overall slope, this project is subject to review by the Single Family Design Board (SFDB). On August 3, 2009, the SFDB reviewed the proposed project and continued it on to the Staff Hearing Officer with comments that the Modification is minor and supportable; the garage is compatible with the house and the neighborhood, and the structure is not getting closer to the street.

**V. 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 Modification for front yard encroachment will allow the carport to be replaced with a garage which maintains the exiting parking area for the property with a secure, weatherproof, and attractive improvement for the site, and with no impacts or safety issues for the neighborhood. Said approval is subject to the condition that all vegetation near the street corner would be reduced/removed to improve sight lines as required by SBMC §28.87.170.C.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated August 7, 2009
- C. SFDB Minutes & SBMC §28.87.170.C

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

7-Aug-09

TO: City of Santa Barbara  
ATTN: Roxanne Milazzo  
630 Garden Street.  
Santa Barbara, CA 93101

SUBJECT: 914 California St. APN: 029-051-001

Attached please find a Site Plan, Floor Plan, Elevations and photographs for the above-mentioned address. As agent for the owners of the property I have prepared a modification request to ask for relief from the required thirty foot setback on the North and West property lines to replace a carport with a garage. The project consists of demolishing the carport and building a larger 2 car garage in it's place. The site is zoned E-1 and is 6,285 square feet in size. The site currently has a 1,250 sf residence and 349 sf detached carport.

The City Zoning Ordinance requires a 30 foot front yard setback in this zone. Given this requirement and the fact that this is a corner lot, the existing carport is non-conforming as to setback with the carport sitting in the North West corner, entirely in the front setbacks. The proposal to replace the old unattractive carport with an attractive 2 car garage designed to match the architecture of the residence. Granting this modification request will allow the owners to park their cars in a secure, weatherproof and attractive garage. The SFDB has reviewed this project and have made positive comments as to the overall design and location.

### Conclusion

Based on the existing carport location and the constraint involved with having no other possible location for a garage we are requesting that you approve this modification request. The granting of this modification will not adversely affect the character of the existing neighborhood in any way. If you have any questions you may reach me at (805) 698-8506. Thank you for your consideration of this request.

Sincerely,  
Roy Harthorn



C.C. Mr. & Mrs. Witherell

## 914 CALIFORNIA STREET SINGLE FAMILY DESIGN BOARD COMMENTS

August 3, 2009

Continued to the Staff Hearing Officer with comments: 1) the modification request is minor and supportable; the garage is compatible with the house and the neighborhood, and the structure is not getting closer to the street; 2) provide a cut sheet for a high quality garage door; 3) call out colors.

### 28.87.170 Fences, Screens, Walls and Hedges.

- A. Required setbacks. Except as hereinafter provided, in the A, E, R, C-O and C-X Zones, no fence, screen, wall or hedge located in the required setbacks shall exceed a height of eight feet (8').
- B. Front Lot Line, Side of Driveway. In the A, E, R, C-O and C-X Zones, no fence screen, wall or hedge exceeding a height of three and one-half feet (3-1/2') shall be located:
  - 1. Within ten feet (10') of a front lot line.
  - 2. Within ten feet (10') of either side of a driveway for a distance of twenty feet (20') back from the front lot line.
- C. Corner. In the A, E, R, C-O and C-X Zones, no fence, screen, wall or hedge located within fifty feet (50') of a street corner measured from the edge of the vehicular travelled way as determined by the Traffic Engineer and within the required front yard shall exceed a height of three and one-half feet (3-1/2'); provided that where any fence, screen, wall or hedge within fifty feet (50') of any corner impairs the vision of drivers of vehicles approaching on the intersecting street, the Chief of Building and Zoning may further limit the height of construction by the terms of the permit issued to the applicant so as to prevent such impairment of vision.