



**City of Santa Barbara
California**

**STAFF HEARING OFFICER
STAFF REPORT**

REPORT DATE: May 12, 2010
AGENDA DATE: May 19, 2010
PROJECT ADDRESS: 605 E. De la Guerra Street (MST2010-00050)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *[Signature]*
 Roxanne Milazzo, Associate Planner *[Signature]*

I. PROJECT DESCRIPTION

The 7,545 square foot project site is currently developed with a triplex and four parking spaces. The proposed project involves an “as-built” basement expansion for one of the units. The additional floor area results in one additional parking space requirement for the site. The discretionary application required for this project is a Modification to provide four parking spaces instead of the required five parking spaces (SBMC §28.90.001.B).

Date Application Accepted: April 26, 2010 Date Action Required: July 26, 2010

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	H. Grant Design Studio	Property Owner:	David Bolton
Parcel Number:	031-032-013	Lot Area:	7,545 sf
General Plan:	12 Units Per Acre	Zoning:	R-3
Existing Use:	Tri-Plex	Topography:	Flat

Adjacent Land Uses:

North – Multiple-Family Residence	East - De La Guerra Street
South - Multiple-Family Residence	West - Multiple-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	Unit #A – 1,024 sf Unit #B – 498 sf Unit #C – 1,046 sf	Unit #A – + “as-built” 426 sf basement
Parking	2-Car Garage, 1-Car Carport, and 1 Uncovered Space	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,784 sf 37% Hardscape: 984 sf 13% Landscape: 3,777 sf 50%

IV. DISCUSSION

The proposed project involves a lot currently developed with a tri-plex and four parking spaces. The number of parking spaces is non-conforming for this development, with five spaces being required for the existing unit/bedroom count. Pursuant to SBMC §28.90.001.B non-conforming parking may be maintained until the cumulative total of additional floor area exceeds 50% of what existed in 1980. At that point, parking loses its non-conforming status and is required to be provided in accordance with current standards.

An original unfinished basement, located below Unit #A, was recently expanded without benefit of permits. It was determined that the expansion resulted in square footage, that when combined with past additions to this property, total an excess of 50% of the 1980 floor area and therefore requires that a 5th parking space be provided. The applicant is unable to provide the additional space due to constraints associated with the existing development footprint on site, and current design standards. The applicant is asking for a Modification to be relieved of the additional parking space requirement which would allow the basement floor area to be maintained and legalized as is.

In order to grant a Modification of parking spaces, the Staff Hearing Officer (SHO) must make a finding that the parking demand for the project is being met with the number of spaces being provided. In order to determine parking demand, Transportation Planning Staff uses the Institute of Transportation Engineers (ITE) information to determine the average peak period parking demand. The average peak parking demand for the three existing apartment units is four spaces. The ITE parking demand rates are based on the number of units, rather than unit size. Therefore, even with the addition of the basement, three units exist on site, and the demand continues to be met with the four existing parking spaces. Because the project meets its parking demand, Staff supports the Modification request.

V. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space in the immediate area. The four parking spaces that currently exist will continue to meet the parking demand for the three units.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated April 26, 2010

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

Monday, April 26, 2010

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 605 East De La Guerra Street, Santa Barbara, CA. Assessor's Parcel # 031-032-013, R-3 Zone

Dear Staff Hearing Officer:

1. There are existing three residences on the property, #A 3 bedroom(1024 sq ft), #B Studio (498 sq ft), #C 3 bedroom (1046 sq ft).

2. The parking for these three units is provided by a two car garage, one covered carport space and an approved off street uncovered parking space. The property is presently considered legal non-conforming as to city parking requirements.

2. Unit #A has had an existing fully underground basement for many years which was described in the 1955 SB Co Assessor records as a 297 sq ft. basement.

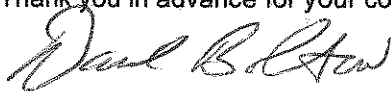
3. As part of a 2009 City permitted, inspected and approved remodel of Unit #A, the old deteriorating basement walls were replaced with stronger fully grouted and reinforced block walls meeting current building codes. In two small corner locations, the walls were moved slightly to better line up with the supported building width overhead.

4. Transportation Staff has indicated in an email that they "would support a Modification to maintain four spaces on the property while also maintaining the improved basement addition." Based upon "using Institute of Transportation (ITE) parking demand rates, [because] the average parking demand for the three rental units is four spaces and additional square footage added to one unit would not increase the demand."

5. While the existing basement space is not actually "added" space, I am requesting this modification as an expedient way of dealing with the City parking requirements.

6. The benefits of a parking modification will resolve any issue concerning the existing basement, will allow it to remain as it is presently configured and will also bring the City files for this property up to date and make them consistent with the SB Co Assessor's file for the property.

Thank you in advance for your consideration.



David Boltón, property owner and resident.