



City of Santa Barbara

California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 25, 2013
AGENDA DATE: May 1, 2013
PROJECT ADDRESS: 832 Dolores Drive (MST2013-00118)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 18,894 square-foot site is located in the Hillside Design District and is currently developed with a 1,992 square foot, one-story residence and a detached 481 square foot garage. The proposed project involves one-story additions totaling 722 square feet to the existing residence, construction of a 251 square foot attached garage, permitting of as-built site walls, and the remodel of the existing detached garage. The project will result in a 2,714 square foot one-story residence with an attached 251 square foot garage and a 481 square foot detached garage.

The discretionary applications required for this project are:

1. A Modification to allow alterations, including an increase in roof pitch, to the detached garage within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the total garage floor area to exceed the maximum allowable of 500 square feet (SBMC § 28.87.160 and SBMC § 28.92.110).

Date Application Accepted: 3/22/13

Date Action Required: 6/22/13

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Y.S. Kim	Property Owner:	Kenneth Creager & Judy Fick
Parcel Number:	035-033-009	Lot Area:	18,894 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Residence	Topography:	11% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,992 sq. ft.	+722 = 2,714 sq. ft.
Garage	481 sq. ft.	+ 251 = 732 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3,675 sq. ft. 19% Hardscape: 2,410 sq. ft. 13% Landscape: 12,809 sq. ft. 68%

IV. BACKGROUND

The original residence was constructed in 1962 with an attached two-car garage. In 1965, a permit was issued to construct the existing detached two-car garage. In 1983 and 1984, the Zoning Information Reports disclosed various violations including the conversion of the attached garage to habitable space without permits. In 1984, a permit was issued to abate the outstanding violations, legalizing the as-built garage conversion with a condition that the detached garage was not to be used as a separate dwelling unit. The current owners purchased the property in 2012. In 2012, a Zoning Information Report (ZIR2012-00501) was completed and disclosed several violations including that the former attached garage had been restored to a garage without permits. All violations listed in ZIR2012-00501 will be abated as a part of the current application.

V. DISCUSSION

The proposed project involves the construction of 973 square feet of additions to the existing residence that will result in a 2,714 square foot residence with an attached 251 square foot garage. The proposal also includes an alteration that would increase the height of the existing roof pitch on the detached garage.

The first Modification is to allow an increase in roof pitch on the detached garage which is located within the required thirty-foot front setback. The existing garage was constructed with a flat roof in 1985. The property owner has requested the Modification to allow the roof pitch to be increased to match the architectural style of the residence. The Single Family Design Board (SFDB) reviewed a previous project (MST2012-00456) in December 2012 that included a second story addition and alterations to the existing garage. The Board discussed the proposed change in roof pitch with the applicant and encouraged the applicant to pursue the

necessary zoning Modification. The project was revised to eliminate the second story addition and under the current proposal (MST2013-00118), the single story additions and garage alterations are exempt from all SFDB review requirements.

The second Modification is to allow the total aggregate garage floor area to exceed 500 square feet. The existing two-car garage and the residence are separated by approximately 86 feet. The existing path of travel from the rear of the garage to the front door is approximately 140 feet up a driveway with an average slope of 14%. The property owners are requesting a Modification to allow an additional one-car garage attached to the main residence. This addition is an appropriate improvement to the single-family residence providing a reasonable location for loading and unloading of goods and/or people. The Zoning Ordinance allows one-family zoned lots in excess of 20,000 square feet to have a total aggregate floor area of up to 750 square feet of garage floor area. The project site is 18,894 square feet and provides sufficient lot area to accommodate a combined total of 732 square feet of garage area. Staff has included a condition to minimize the paving because parking is not allowed in the required setbacks and guest parking would require additional grading/and or paved surface in order to make required maneuvers to exit the lot.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification to allow alterations, including an increase in roof pitch, to the existing two-car, detached garage is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed change in roof pitch is appropriate because it will unify the architectural style of the buildings on the property and it is not anticipated to adversely impact the adjacent neighbors or the public street.

The Staff Hearing Officer finds that the Modification to allow garage area in excess of 500 square feet is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed one-car garage addition is appropriate because of the overall lot size, and the location of the existing garage in relationship to the house, as described in Section V of the Staff Report.

Said approval is subject to the following conditions:

1. The existing detached garage shall not be converted to any other accessory use or used as a separate living area.
2. Prior to building permit issuance, the applicant shall submit a drainage plan that shows how the project complies with the Tier 3 requirements of the City's Storm Water Management Program.
3. The driveway area shall be minimized to provide the minimum required for ingress and egress.
4. The driveway area located in the required setback shall be shown on the plans as a no parking area.

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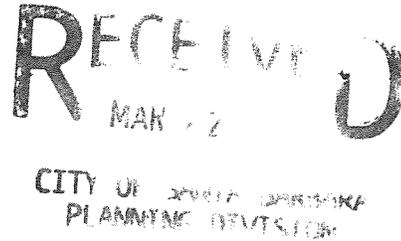
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 21, 2013

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

March 21, 2013

Staff Hearing Officer
City of Santa Barbara
P. O. Box 1990
Santa Barbara, Ca. 93102-1990



**Re: Modification Request for 832 Dolores Drive
APN # 035-033-009
Land Use Zone: E-1
Reference: ZIR2102-00501 dated 11/19/2012 and MST2012-00456**

**Requesting Modification to allow change flat roof to (3:12 pitch)
for an existing 527 SF (Non-conforming) detached garage.
The Class "A" composition roof to match the existing main house.
Windows and doors will be changed like for like. (Sizes Noted on Plan)**

**A New 1,019 SF addition is proposed for an existing 2,656 SF single-family
residence located on 18,894 net SF lot in the Hillside Design District.**

**The second Modification being requested is to provide parking with existing
detached 2-car and a New Attached 286 SF 1-car Garage. (732 Total Net SF)
750 Net SF garages are allowed for E-1 Zone with similar 20,000 SF lots.
The original attached garage will be converted to habitable space. (See Plan)**

**This proposal will exceed the required off street parking and it will greatly
reduce the inconvenience of having to walk up the hill for more than 120 feet.**

**The major benefits of having the proposed changes will greatly enhance the
appearance of the existing garage and provide an accessible third covered parking.**

Sincerely,

A handwritten signature in black ink, appearing to read "Y. S. Kim".

Y. S. Kim

**Owner: Ken Creager
645 Surf View Drive
Santa Barbara, CA. 93109
(925) 899-7555/ (510) 409-3416
Email: Ken@harvtech.com**

**Contact: Y. S. Kim
1317 N. V St. #72
Lompoc, CA. 93436
(805) 680-4356
Email: yskim007@aol.com**