



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 24, 2013
AGENDA DATE: October 30, 2013
PROJECT ADDRESS: 1250 Dover Lane (MST2013-00380)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The 9,994 square-foot site is currently developed with a 2,560 square foot two-story residence with an attached 378 square foot two-car garage. The proposed project involves the demolition and reconstruction of a 378 square foot, two-car garage using the existing foundation. The discretionary applications for the project are Front and Interior Setback Modifications to allow the non-conforming garage to be reconstructed in the same footprint with an increase in the roof pitch within the required 30-foot front and 10-foot interior setbacks (SBMC § 28.15.060., SBMC § 28.87.030.D., and SBMC § 28.92.110).

Date Application Accepted: 9/16/13

Date Action Required: 12/31/13

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:	Roderick Britton, Architect	Property Owner:	Peter & Christine Feldman
Parcel Number:	019-220-013	Lot Area:	9,994 sq. ft.
General Plan:	Low Density Residential (Max 3 DU/Acre)	Zoning:	E-1
Existing Use:	Residential	Topography:	est. 11% avg. slope

B. PROPOSED LOT AREA COVERAGE

Building: 1,957 sf 20% Hardscape: 1,574 sf 16% Landscape: 6,467 sf 64%

IV. DISCUSSION

The proposal includes the demolition and replacement of a 378 square foot garage that is legally non-conforming to the required front and interior setbacks, including an alteration in the roof form that will result in an increase of the roof height within the required 30-foot front and 10-foot interior setbacks, as shown on Sheet A-3 of Exhibit A. The applicant is requesting Interior and Front Setback Modifications to allow the increased height within the setbacks. The proposed alterations re-use the existing foundation and do not expand the building footprint into the required setbacks. The increased roof pitch will allow the owners to install a car lift within one-bay of the garage, allowing for the storage of three vehicles within the garage. Staff supports the requested Modification because the proposed change to the roof form is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage. The project was exempt from review by the Single Family Design Board. Staff recommends a condition that trash and recycling receptacles be relocated from the setback. Per SBMC §28.87.190, the required setbacks and open yards shall not be used for the storage of items including trash and recycling receptacles.

V. FINDINGS AND CONDITION

The Staff Hearing Officer finds that the Front and Interior Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alteration to the roof form of the garage, resulting in an increase in height within the required setbacks, is appropriate because the proposed alterations re-use the existing foundation, do not expand the building footprint, will allow for storage of three-vehicles within the garage and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage

Said approval is subject to a condition that the storage of trash and recycling receptacle shall be relocated to an area at the side of the house that is located outside of the required ten-foot interior setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 9/11/13

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

RODERICK BRITTON ARCHITECT

September 11, 2013

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

RECEIVED

SEP 15 2013

**CITY OF SANTA BARBARA
PLANNING DIVISION**

RE: Modification Request for Garage Remodel at 1250 Dover Lane;
APN: 019-220-013; Land Use Zone: E-1

Dear Staff Hearing Officer,

This is an existing residence of 2,938 sq. ft. including an attached 378 sq. ft. garage. The garage currently is located on the northeast corner of the property and is outside the front and interior setback lines. In addition, the current garage does not meet the City 20' x 20' minimum interior dimensions. All of the structure has building permits according to the City building files. The proposal is to remove the existing non-original shed roof on the garage and replace it with a new gable roof, re-using the existing concrete foundation and 18" stem walls. Also, we will re-use the existing roof tiles to reduce the 'newness' of the project.

The modification is requested to allow for demolition and re-building the existing roof within the setbacks. The existing roof structure is failing and has been braced up with an interior wall to prevent further sagging. In addition, the existing garage door header is undersized resulting in non-operable doors. The modification will provide a new structurally sound roof structure, and two new 8'-0" automatic garage doors, all using the existing foundation footprint. The proposed new roof is estimated to cost about \$40,000.00. The alternative of building a new freestanding garage within the setbacks; eliminating the double access driveway, demolition and repair of the existing garage and exterior wall; and the associated re-landscaping would push the project budget to upwards of \$200,000.00

The major benefits of the new roof design will allow for an increased ceiling height in the middle area which the Owner intends to install a car lift which will increase the garage to a three car space, as well as lessen the amount of cars in the existing driveway. Also, the existing garage is not on the original plans and is the only shed roof style on the project. The new gable style roof will match the existing gables in size and scope and will provide a more homogeneous look to the street front.

Sincerely,



Roderick Britton Architect

EXHIBIT B