



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 31, 2014
AGENDA DATE: August 6, 2014
PROJECT ADDRESS: 1826 E. Las Tunas Rd. (MST2014-00322)
TO: Bettie Weiss, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 20,036 square foot lot is located in the Hillside Design District, and is currently developed with a 2,615 square foot single family dwelling, a 397 square foot garage, and a 260 square foot workshop. The proposal involves a new retaining wall to allow for two new uncovered parking spaces with associated grading and paving within the required front setback along Las Tunas Road. A previous application (MST2014-00002) was reviewed and approved by the Staff Hearing Officer on April 2, 2014 for the conversion of an existing garage to habitable, a one-story addition, and a new two-car garage. The discretionary application required for this project is an Front Setback Modification to allow the proposed parking spaces to be located within the required thirty-five foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: July 8, 2014

Date Action Required: October 6, 2014

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Dennis Thompson	Property Owner:	Marilyn Makepeace Trust
Parcel Number:	019-082-011	Lot Area:	20,036 sq. ft.
General Plan:	Low Density Residential	Zoning:	A-1
Existing Use:	Residential	Topography:	29% slope

IV. DISCUSSION

The proposed project involves a new retaining wall ranging from approximately 1' to 4' in height with associated grading and paving, to allow for two uncovered guest parking spaces to

be located in the required thirty-five foot front setback, parallel to the street. The project was reviewed by the Single Family Design Board and was forwarded to the Staff Hearing Officer with positive comments.

Modifications to allow additional parking within a front setback are typically not supported by Staff. However, in this case, the road right-of-way in front of the property is 40', the paved roadway varies between 21' and 24' in width, which does not adequately provide for both street parking and two-way traffic. In addition, the roadway curves in this area, creating potential visibility issues for on-coming traffic in the presence of street parking. The proposed project would allow for two guest parking spaces to be located on the property and outside of the road easement. However, due to visibility and aesthetic concerns, staff recommends that a condition be included that the parking spaces shall not be used for recreational vehicle or trailer parking.

Transportation Division

Transportation Operations staff has reviewed the project and can support the request because the proposed parking area is wide enough to accommodate the parking spaces and will not create visibility issues.

Police Department

The Police Department has reviewed the project, and is supportive of the proposal with the conditions that the property owners shall provide the Police Department with a map showing the design and outline of the parking spaces from the street, a "Google" type snapshot of the front of the residence and that a "Private Property" sign will be posted in the area.

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 proposed parking spaces are appropriate because they provide usable off-street guest parking for the property, outside of the road easement, while maintaining adequate visual clearance for vehicular traffic.

Said approval is subject to following conditions:

1. The parking area shall not be used for recreational vehicle or trailer parking.
2. A partial site plan showing the design and outline of the parking spaces from the street and a photo of the front of the residence, including the parking spaces, shall be provided to the Police Department.
3. A "Private Property" sign that complies with Police Department requirements shall be posted by the parking area.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 1, 2014
- C. SFDB Minutes dated May 19, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

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CITY OF SANTA BARBARA
PLANNING DIVISION

July 1, 2014

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

Re: Modification Request for 1826 East Las Tunas; APN 019-082-011; Zone A-1

Dear Staff Hearing Officer:

The existing conditions of this property include the following: a single level residence (2602 s.f.) with covered entry, patio and breezeway, and a detached two-car Garage and Workshop (731 s.f.). All buildings and improvements have permits according to City building files. A recent Modification was granted to allow improvements that encroach on the Interior Yard Setback.

This property includes the entire width of Las Tunas Road; there is a 20' Public Road Easement at the southern edge of the property. The asphalt paving varies in width from 21' to 25', with several feet of that paving on the subject property. The current proposal includes grading, paving, and a retaining wall to allow guest parking in the front yard setback, parallel to the street.

Modification:

A Front Yard Setback modification is requested to allow two guest parking spaces in the front yard, parallel to the street. Currently, the street pavement is too narrow to allow street parking and two lanes of traffic. As a result, the inevitable guest cars parked anywhere on this street make passage for cars and emergency vehicles difficult and dangerous. The proposed improvements will allow this property to have space for two guest cars out of the Public Easement and out of paths of travel, correcting the unsafe condition, at least for the length of this property.

Sincerely,



Dennis Thompson, AIA

EXHIBIT B

3. **1826 E LAS TUNAS RD**

A-1 Zone

(4:00) Assessor's Parcel Number: 019-082-011
Application Number: MST2014-00002
Owner: Marilyn Makepeace Revocable Trust
Architect: Dennis Thompson

(Proposal to construct an 865 square foot, one-story, addition to the existing 2,479 square foot residence, including the conversion of the existing 675 square foot, detached accessory building (garage and workshop) to habitable floor area and 190 square feet of new additions. The proposal also includes the construction of a new, detached, 564 square foot, two-car garage with roof deck, new site retaining walls and stairs, and 270 cubic yards of site grading. The proposed total of 3,908 square feet, located on a 20,036 square foot lot in the Hillside Design District, is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 018-14. Project requires compliance with the Tier 3 Storm Water Management Program prior to Final Approval. Project was last reviewed on January 27, 2014)

Actual time: 4:12 p.m.

Present: Dennis Thompson, Architect; Marilyn Makepeace, Owner; and Suzanne Riegler, Assistant Planner.

Public comment opened at 4:17 p.m. As no one wished to speak, public comment was closed.

Public comment re-opened at 4:27 p.m.

- 1) Kellam de Forest expressed concern regarding the mitigation of the deck in relation to neighboring homes.

Public comment closed at 4:27 p.m.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Consent with comments:

- 1) Provide a landscape plan with details concerning the deck elevation.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.

- 3) Per the parking area adjacent to the proposed project, the Board finds the modification aesthetically appropriate and does not pose consistency issues with the design guidelines.

Action: Bernstein/Woolery, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.