



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 26, 2015
AGENDA DATE: March 4, 2015
PROJECT ADDRESS: 1605 Mountain Ave (MST2015-00014)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D/K*
 Michelle Bedard, Assistant Planner

I. PROJECT DESCRIPTION

The 5,000 square foot parcel is currently developed with an existing one-story 1,080 square foot single-family residence, a detached 230 square foot one-car garage, and an 80 square foot shed. The proposed project involves the demolition of the existing garage, and shed, and construction of a new 253 square foot detached one-car garage with an attached approximately 250 square foot trellis. The proposal also includes replacement of an existing concrete patio with new permeable brick pavers. The proposal will address the violations identified within ZIR2006-00044.

The discretionary application required for this project is an Interior Setback Modification to allow the construction of a one-car garage to encroach into the required five (5) foot interior setback (SBMC §28.15.060 and SBMC §28.92.110).

Date Application Accepted: 2/3/15

Date Action Required: 5/4/15

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Stephanie Poole	Property Owner:	Bruce Hickey
Parcel Number:	043-201-010	Lot Area:	5,000 s.f.
General Plan:	Residential (5 du/ac)	Zoning:	R-1
Existing Use:	Single Family Residential	Topography:	1%

The existing 5,000 square foot parcel is nonconforming to the 1,250 square feet of required open yard. The original open yard is estimated to be approximately 1,240 square feet. The application includes the demolition of an "as-built" storage shed and will return the open yard back to a more conforming area.

V. FINDINGS

The Staff Hearing Officer finds that the Interior Setback 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 garage is appropriate as it improves the development on site by providing compliance with the required rear setback; the increase in size of the garage will not cause detrimental impacts to the adjacent neighbor; and the location of the garage remains consistent with the pattern of development within the existing neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 9, 2014

Contact/Case Planner: Michelle Bedard, Assistant Planner
(MBedard@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4551

Stephanie D. Poole, AIA
Architect

December 9, 2014

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

RECEIVED
JAN 17 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Modification Request for Garage Replacement at 1605 Mountain Ave; 043-201-010; R-1.

Dear Staff Hearing Officer:

There is an existing 1920s era single family residence (1050 sqft) and detached single-car garage (230 sqft) and a small accessory structure (8'x12') in the property. The garage currently encroaches into the interior setback one foot on the south setback (rear) and five feet on the east (side) setback. The accessory structure encroaches one foot into the south (rear) setback area. The proposal is to demolish the garage and shed structure and replace the garage only in the approximate same location and size as the existing. The shed will not be replaced.

The modification being requested is to allow for the new garage to be placed within the side yard setback along the eastern property line. This is in the approximate same location as the existing structure. It will be replaced so as to not encroach on the rear setback. This will ensure that the garage may remain in alignment with the existing driveway. The height of the new structure will increase approximately 1'-5" so as to accommodate more storage and a new trellis structure attached to the west side of the garage for the purpose of providing shade to the new patio. The proposed height meets the height of the existing adjacent house gable ridge. As the house is only 1000 sqft, we would like to maintain storage in part of the garage so as to not impede the ability to park a vehicle at all times inside.

The proposed garage will be an improvement to the property and neighborhood which has many dilapidated accessory structures. The existing structure has heavy termite and water damage and many of the rafters have been structurally compromised. The style and colors of the new garage will match the existing small craftsmen-style house. It is in keeping with the historical use and location of garages in the neighborhood. The new garage will include upgrades to the structure so as to accommodate solar panels in the future. There will also be an improved trash enclosure for the trash cans so as to screen them from public view. The proposed permeable brick paving will replace a solid concrete patio adding to the permeability of the lot.

The project will maintain a 5'-0" separation from any surrounding buildings and be constructed using non-combustible materials for cladding. There is currently 1250 sqft in the rear yard of open space which will be maintained and the trellis structure will only cover 20% of that or 250 sqft.

Thank you for your consideration. Please contact me with any questions you may have at (805) 452-1110 or stephaniedpoole.aia@gmail.com.

Sincerely,



Stephanie D. Poole, AIA