



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 18, 2015
AGENDA DATE: June 24, 2015
PROJECT ADDRESS: 507 Yankee Farm Rd (MST2015-00170)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Michelle Bedard, Assistant Planner *MB*

I. PROJECT DESCRIPTION

The 44,425 square foot site, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing 1,890 square foot, one-story, single-family residence, a 490 square foot workshop, and a 498 square foot detached two-car carport. The proposed project involves the construction of a new 1,250 square foot detached accessory building, comprised of a 750 square foot three (3) car garage and a 500 square foot workshop. The new accessory building will be accessed by a proposed second driveway. The project also includes the construction of a 362 square foot addition, the conversion of an existing 490 square foot workshop, and enclosure of a 53 square foot open breezeway to habitable space for the existing residence, and the creation of three (3) uncovered parking spaces located adjacent to the existing carport. The application will include relocation of the existing fence and gate and landscaping alterations at the proposed second driveway, and the removal of all unpermitted sheds and storage items within the required setbacks.

The discretionary application required for this project is a Modification to allow the total combined garage/carport floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 and SBMC § 28.92.110).

Date Application Accepted: May 11, 2015

Date Action Required: August 9, 2015

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:	Lori Kari, Architect	Property Owner:	Kail Wathne & Lori N Rafferty
Parcel Number:	047-030-022	Lot Area:	44,425 square feet
General Plan:	Low Density Residential (Max. 1 du/acre)	Zoning:	A-1/SD-3

Existing Use: Single Family Residential Topography: 7%

Adjacent Land Uses:

North – Residential East – Residential
 South – Residential West – Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,890 sq. ft.	2,795 sq. ft. (1,890 + 490 + 53+362)
Garage/Carport	498 sq. ft.	1,248 sq. ft. (498 + 750)
Accessory Space	490 sq. ft.	500 sq. ft. (490 converted to habitable; 500 new)

C. PROPOSED LOT AREA COVERAGE

Building: 4,045 sf 9.2% Hardscape: 5,102 sf 11.4% Landscape: 35,278 sf 79.4%

IV. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on May 4 2015, and was forwarded to the Staff Hearing Officer with positive comments. The Board found the project to be aesthetically appropriate, and requested additional gate and landscaping details.

The proposed application includes relocating an existing fence/gate at the proposed second driveway. The location shown does not comply with the height regulations within proximity to a driveway (SBMC §28.87.170.C.3). The applicant stated that the proposed location is in accordance with the direction of Transportation Staff because it is 20 feet from the edge of the public road. Although the proposed location may meet the intent of the regulation it does not comply with the regulations. Therefore Staff recommends the project be conditioned for the relocated fence/gate to comply with the regulations or obtain a Public Works Exception for the height of fences adjacent to driveways (SBMC §28.87.170).

Modification for Size of Covered Parking

The A-1 zone allows for a maximum of 750 square feet of covered parking (SBMC §28.87.160.D). The existing two-car carport is 498 square feet, and the proposed three-car garage is 750 square feet for a total of 1,248 square feet of covered parking, which exceeds the maximum allowed by 498 square feet. Because the current proposal is for greater than 750 square feet of covered parking, it requires modification approval to exceed the maximum size. Staff is in support of the requested modification as the proposed garage is setback greater than 100 feet from street, it complies with setback requirements and maintains the visual openness of the street frontage, and the proposed garage is not anticipated to adversely impact the adjacent neighbors as it is low in profile with a maximum roof height of less than 13 feet. In

addition the proposal will provide an enclosed garage to accommodate the applicant's car collection.

Although staff is supportive of the requested modification for the proposed new garage, the project raises a couple of zoning concern with regards to parking and the floor plan configuration of the single family residence.

Parking

The project as proposed will provide a total of eight parking spaces, comprised of five (5) covered parking (including the existing two-car carport and the proposed three-car garage), and three (3) uncovered spaces. Staff is concerned that a total of eight (8) proposed parking spaces may be excessive for a parcel designated in the A-1 Single Family Residential Zone. However the parking could be supported given that the existing paved portion of the public street is narrow in width (approximately 20 feet) and does not provide off street parking.

Floor plan configuration

The proposal involves a new "media room" addition to the west side of the existing workshop and the conversion of the existing workshop to a new bedroom with a full bathroom. The existing workshop is attached to the residence via a covered breezeway that is open on both ends. This is a sufficient connection for the workshop space. However by Zoning standards in order for the conversion of the workshop to habitable and to allow a full bathroom it must have a proper interior connection to the existing residence. The proposal to enclose the existing breezeway by adding walls and doors does not constitute a proper interior connection to the single family residence. The proposed design raises concerns of the possible conversion to an illegal dwelling unit. There are many ways that the configuration of this area could be changed to alleviate the illegal dwelling unit concern. Staff is not supportive of the floor plan configuration as proposed, and recommends that a condition be placed on the project that the floor plan be reconfigured prior to building permit submittal, subject to review and approval by Planning Staff.

Transportation Review

Transportation staff reviewed the proposal and found the new garage and driveway to be supportable due to the sufficient distance between the driveways, and the street is a low vehicle volume street. Transportation Staff could support an exception request for the proposed height and location of the relocated gate/fence at the new second driveway. Staff recommends the condition that the design of the driveways and turnarounds be reduced to the minimum size necessary as determined by Transportation Staff.

Coastal Review

The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review. The project as proposed will qualify for a Coastal Exemption.

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 garage is appropriate because it will comply with all required setbacks, it is set back significantly from the street, and it is not anticipated to adversely impact the adjacent neighbors and does not impact the openness from the public road. Additionally it meets the applicant's desire to provide additional covered parking on the parcel.

Said approval is subject to the following conditions:

1. The interior floor plan configuration of the residence (in combination with the conversion of the workshop/breezeway and the proposed "media room" addition) shall be reconfigured prior to issuance of a building permit, subject to review and approval by Planning Staff.
2. The location and height of the fence/gate at the proposed second driveway shall comply with SBMC §28.87.170.
3. The driveways and turnaround areas shall be reduced to the minimum size necessary as determined by Transportation staff.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 11, 2015
- C. SFDB Minutes

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

NEW GARAGE W/ ATTACHED ACCESSORY NEW ADDITION AT RESIDENCE

507 YANKEE FARM RD SANTA BARBARA CA

SITE PLAN



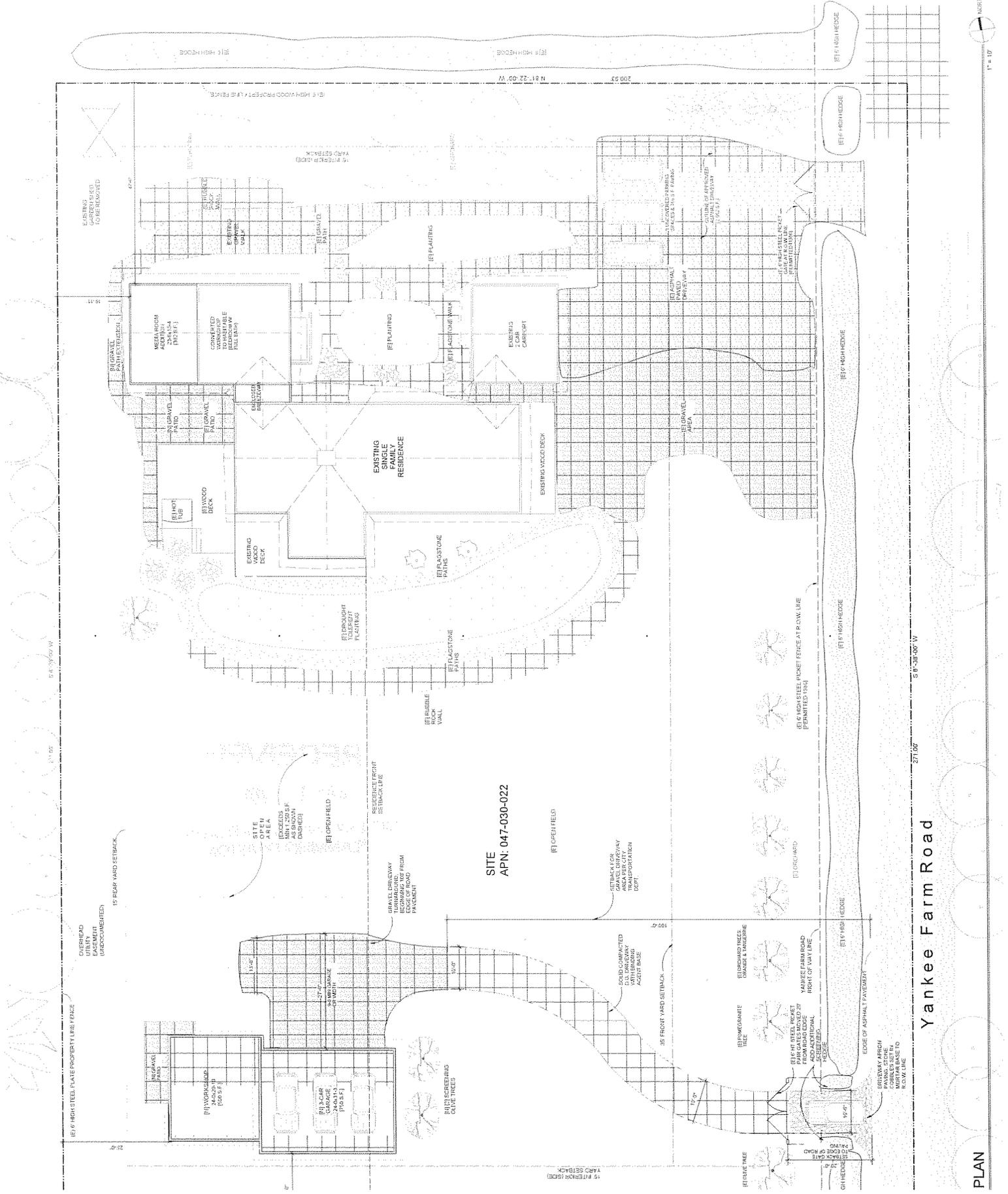
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 DATE: 05.11.2015

REVISIONS

SHEET

A-1.1



SITE APN: 047-030-022

Yankee Farm Road

PLAN



KARI ARCHITECT
 LORI A KARI ARCHITECT
 305 SAUFA BARBARA SUITE A BARBARA CA 93004
 TEL 805 959-0560 FAX 805 959-2185
 info@kariarchitect.com kariarchitect.com

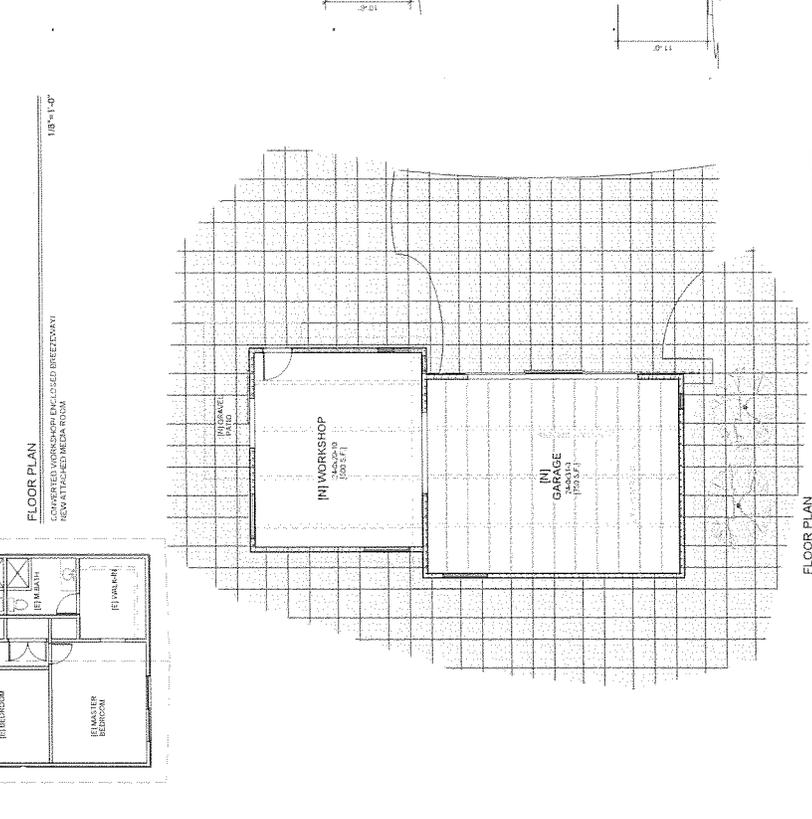
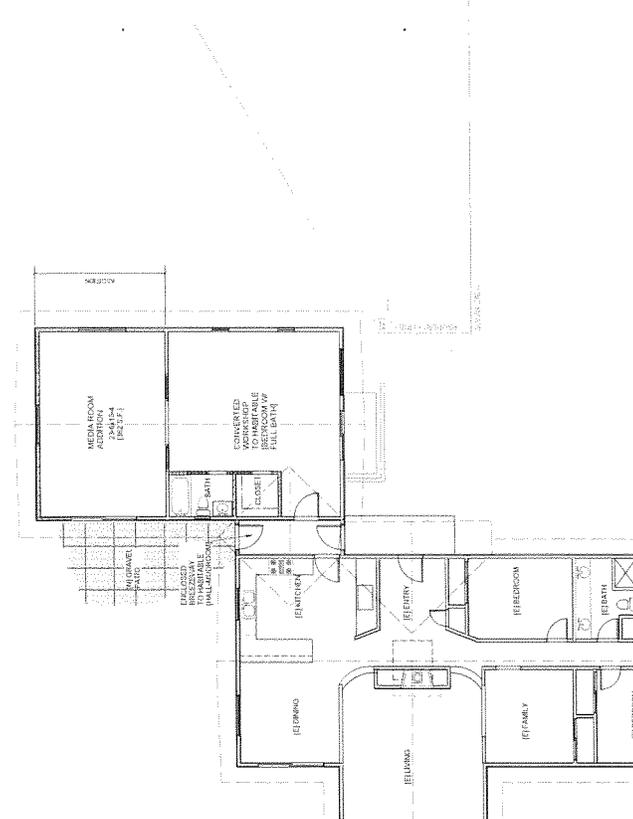
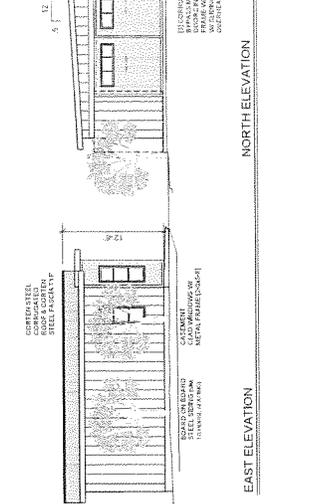
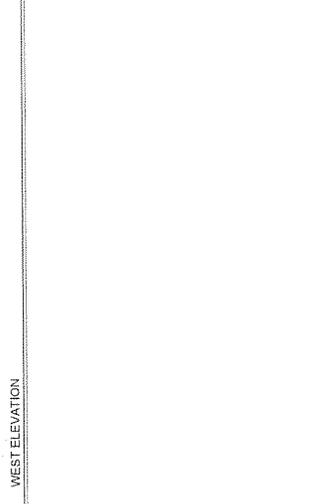
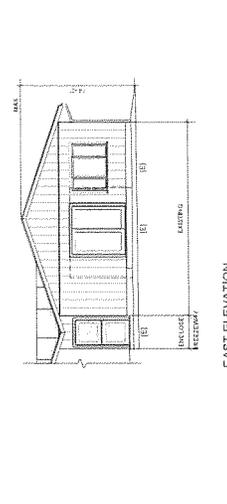
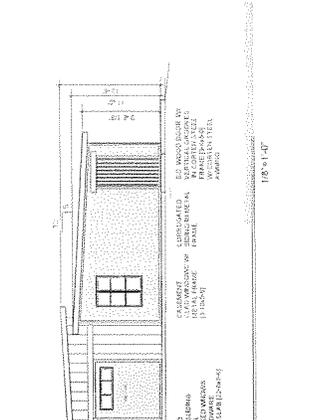
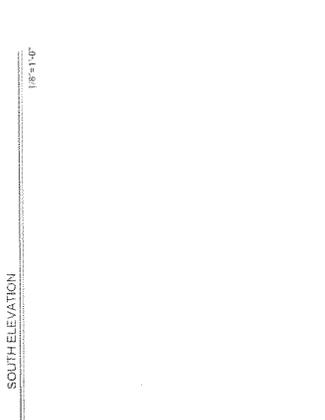
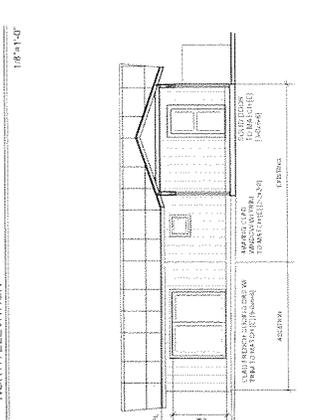
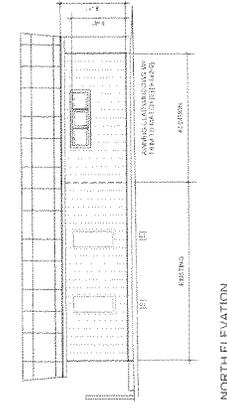
NEW GARAGE W/ ATTACHED ACCESSORY NEW ADDITION AT RESIDENCE
 507 YANKEE FARM RD SANTA BARBARA CA

FLOOR PLAN ELEVATIONS NOTES



DATE
 03.03.2015
DATE
 03.20.2015
DATE
 05.04.2015
DATE
 05.11.2015

REVISIONS
 SHEET A-2



EXISTING MATERIALS TO REMAIN
 NEW MATERIALS TO BE INSTALLED
 MATERIALS TO BE REMOVED
 MATERIALS TO BE REPLACED

11 May 2015

City of Santa Barbara
630 Garden Street Santa Barbara CA 93101
Attn. Jo Anne LaConte

Ref. Modification for
Kail Wathne and Lori Rafferty
507 Yankee Farm Rd
Santa Barbara CA 93109
APN. 047.030.022 Zone A-1/ SD-3

RECEIVED
MAY 11 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

To the Staff Hearing Officer,

On behalf of my clients, Kail Wathne and Lori Rafferty, owners of the property, I am requesting one modification for the residential property described above.

The specific modification request is to allow:

- 1. Covered parking in excess of 750 square feet

The positive aspects of the request for this modification are:

- 1. The addition of a three car detached garage would allow the owners to have an enclosed garage to park their collectible vehicles in and protect them from the outside marine elements. Currently there is an open carport attached to the residence for the two cars for daily use.
- 2. Adding this garage is an improvement to the property and to the neighborhood, and is fully supported by all 10 of the owner's closest neighbors.
- 3. Many of the properties in this immediate neighborhood enjoy additional garages, guest quarters, and other accessory uses in excess of the basic residence and garage.

Thank you for your consideration of this simple modification request.
Please contact me if you have any questions or requests for additional information.
Lori Rafferty is also available.

Sincerely

Lori A Kari

Lori A. Kari, Architect
Agent for the Owner

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 507 YANKEE FARM RD****A-1/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 047-030-022
 Application Number: MST2015-00170
 Owner: Kail S. Wathne and Lori N. Rafferty
 Architect: Lori Kari Architect

(Proposal for an addition and alterations to an existing 1,890 square foot, one-story, single-family residence with a 498 square foot detached 2-car carport. The project will include a new 750 square foot, detached 3-car garage with an attached 500 square foot workshop, and 2,152 square foot driveway. Also proposed is the conversion of an existing detached 490 square foot workshop to habitable space with a 362 square foot addition. This new habitable space will be attached to the main residence by a 53 square foot mud room. Three as-built uncovered parking spaces are proposed at the front of the dwelling. An existing as-built garden shed located within the interior setback will be removed. Two new olive trees are proposed. The proposed total of 4,543 square feet of development on a 1-acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 91% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the total covered parking on site to exceed the allowed maximum of 750 square feet.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 4:49 p.m.

Present: Lori Kari, Architect; and Lori Rafferty, Owner.

Public comment opened at 5:03 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) The Board finds the style of architecture appropriate.
- 2) The modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.
- 3) Provide a landscape plan for the area around the entry and along the driveway.
- 4) Provide details of the gate material.

Action: Miller/Moticha, 5/1/0. Motion carried. (Bernstein opposed, Woolery absent).