



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 16, 2015
AGENDA DATE: July 22, 2015
PROJECT ADDRESS: 9 Fellowship Circle (MST2015-00166)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 9,548 square-foot site is currently developed with a 1,172 square foot one-story single family residence, a 103 square foot “as-built” sunroom and an attached 226 square foot one-car garage. The proposed project is to convert the existing 226 square foot garage to habitable space, to construct a new 553 square foot two-car attached garage/storage area with 461 square foot of habitable space above, a new 130 square foot entry addition, a new uncovered rear deck, a new upper level balcony, new site fencing, replacement of existing windows, the relocation of the driveway and 27 yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint.. Also proposed is demolition of the front entry patio, the uncovered deck and the "as-built" sunroom at the rear of the dwelling and removal of three citrus trees. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00484)

The discretionary applications required for this project are Front and Interior Setback Modifications to convert the existing one-car garage to habitable space with new windows and a door within the required 30’ front and 10’ interior setbacks (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: June 4, 2015

Date Action Required: September 2, 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: Kas Seefeld	Property Owner: Joey & Emily Benaron
Parcel Number: 041-152-008	Lot Area: 9,548 sq. ft.
General Plan: Low Density Residential (Max. 3 du/acre)	Zoning: E-1
Existing Use: Single Family Residence	Topography: 4% slope

Adjacent Land Uses:

North – Single Family Residence	East - Single Family Residence
South – Single Family Residence	West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,172.5 sq. ft.	+817.5 = 1,990 sq. ft.
Garage	226 sq. ft. (convert to family room)	473 sq. ft.
Accessory Space	n/a.	80 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,206 sf 23.1% Hardscape: 891 sf 9.3% Landscape: 6,451 sf 67.6%

IV. DISCUSSION

The project was reviewed by the Single Family Design Board (SFDB) on May 4, 2015, and was forwarded to the Staff Hearing Officer (SHO) with positive comments.

The proposed project includes converting the existing 226 square foot attached one-car garage to habitable space in the required 30-foot front setback and in the required 10-foot East interior setback. A new conforming two-car garage is proposed to replace the existing one covered parking space at the property.

Front and Interior Setback Modifications

The existing garage is legal non-conforming to the front and interior setbacks, as it is located approximately 14½ feet from the front property line, instead of the required 30 feet, and approximately 5 feet from the east interior property line instead of the required 10 feet. The proposal includes converting the garage to a family room with one new door and four new windows in the required front setback. Staff is supportive of the requests because the conversion of the garage to habitable space will allow for the reuse of the existing development on site and the proposed windows and doors are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The proposal also includes correcting violations outlined in a Zoning Information Report (ZIR2014-00484) and removal of 3 citrus trees in the required front setback. Therefore, conditions have been included that the violations shall be corrected and that a permit shall be obtained from the Parks and Recreation for removal of the trees in the front setback.

Transportation Review

Transportation staff has reviewed the project and has stated that the garage is supportable as proposed, and that the work within the public right of way will require a separate Public Works permit. Therefore, a condition has been included to that effect.

Floor Plan Configuration

Due to the proposed floor plan configuration of the proposed family room, laundry room, and full bathroom with exterior access, Planning staff will require that the area be connected to the rest of the home in a more integrated fashion, and that a Zoning Compliance Declaration be recorded for the property prior to building permit issuance.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed conversion of the garage to habitable space with a new door and new windows is appropriate because it will reuse the existing development on site, the changes are not anticipated to adversely impact the adjacent neighbor or the visual openness of the street frontage and because the one-story structure will not encroach any further into the setbacks than what currently exists.

Said approval is subject to the following conditions:

1. The violations outlined in ZIR2014-00484 shall be corrected as part of this permit.
2. A permit shall be obtained from the Parks and Recreation Department for removal of trees in the front setback.
3. A separate permit shall be obtained from the Public Works Department for the proposed work in the public right-of-way.

Exhibits:

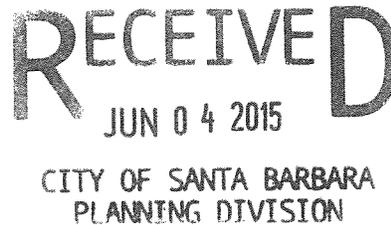
- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 6, 2015
- C. SFDB Minutes dated May 4, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
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Joey Benaron
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4/6/15

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990



RE: Modification Request for 9 Fellowship Circle Santa Barbara, CA
93013 APN #041-152-008; Land Use Zone E-1

Dear Staff Hearing Officer:

1. There is an existing house (1,276 sq. ft.), and an attached single car garage (226.5 sq. ft.) on the property. The garage currently encroaches into the interior setback by four feet, eight inches on the easterly side of property. The attached garage also encroaches into the front setback fifteen feet, three inches on the southerly side of the property. According to the City building files the house and attached garage have building permits. The proposal is to turn the attached garage into habitable space.
2. The first modification being requested is to allow for the existing single car garage to encroach four feet eight inches into the ten-foot interior yard setback. Since the existing single car garage does not comply with the city parking standards we are proposing to convert it into habitable space, and are proposing an addition; which consist of a 2 car garage that meets the city's parking standards. The new addition is located on the west side of the existing house. Retaining the existing garage will allow us to maintain the existing roof-line without having to do major structural changes to the existing structure. It also allows us to maintain valuable existing square footage.
3. The second modification being requested is to allow for the existing single car garage to encroach fifteen feet three inches into the thirty-foot front yard setback. Since the existing single car garage does not comply with the city parking standards we are proposing to convert it into habitable space, and are proposing an addition; which consist of a 2 car garage that meets the city's parking standards. The new addition is located on the west side of the existing house. Retaining the existing garage will allow us to

maintain the existing roof-line without having to do major structural changes to the existing structure. It also allows us to maintain valuable existing square footage.

4. The major benefits of having the existing single car garage encroach into the required setbacks are: That it eliminates the need to modify the existing roof line and structural framing members; and by a change of use from garage to habitable space it allows us to apply for a permit to build a 2 car garage, that would allow more off street parking in a neighborhood which has very little street parking available.

Sincerely,

A handwritten signature in black ink that reads "Joey Benaron". The signature is written in a cursive, slightly slanted style.

Joey Benaron

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 9 FELLOWSHIP CIR

E-1 Zone

(3:45) Assessor's Parcel Number: 041-152-008
 Application Number: MST2015-00166
 Owner: Joey and Emily Benaron
 Architect: Kas Architect

(Proposal for an addition and alterations to an existing 1,503 square foot single-family dwelling with attached 1-car garage on a 9,548 square foot parcel in the Hillside Design District. The proposal includes the following work: convert the existing 226 square foot garage to habitable area and construct a new, two-story, 553 square foot, two-car attached garage/storage area with a 461 square foot second story above, a new 130 square foot entry addition, and new driveway. Also proposed is the relocation of the driveway and demolition of the front entry patio and a 103 square foot "as-built" sunroom at the rear. Three citrus trees will be removed. An existing uncovered rear deck will be demolished and rebuilt, and a new 90 square foot upper level balcony, new site fencing, and replacement of existing windows are also proposed. There will be 27 cubic yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint. The proposed total of 2,543 square feet is 71% of the required floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications to convert the existing garage to habitable space within the required front and interior setbacks.)

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

Actual time: 4:23 p.m.

Present: Kas Seefeld, Architect; and Joseph Benaron, Owner.

Public comment opened at 4:31 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) Provide a landscape plan.
- 3) Provide window details.
- 4) Provide a color board that includes the proposed roof color and materials.
- 5) Provide suitable replacements for trees to be removed.
- 6) Provide a lighting plan that is compatible with the neighborhood.
- 7) Provide deck and railing details.

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