

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 1, 2006
AGENDA DATE: November 8, 2006
PROJECT ADDRESS: 1229 Gillespie Way (MST2005-00694)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *Ret*

I. PROJECT DESCRIPTION

The 8,000 square-foot "L" shaped lot has frontage onto both Gillespie Way and W. Victoria Street. Current development on site consists of two (2) single family residences, a 1-car carport, and one uncovered parking space. The proposed project involves remodeling of the rear house including a new front and rear porch, conversion and expansion of the existing attic area, demolition of the 1-car carport, and replacement with a 1-car garage and one uncovered parking space. The discretionary application required for this project is a Modification to permit the new garage and the uncovered parking space to be located within the required front (facing Gillespie Way) and interior yard setbacks (SBMC §28.18.060 & 28.90.100).

Date Application Accepted: September 18, 2006

Date Action Required: December 18, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Colleen Kelly	Property Owner:	Kelly, Ramirez & Wilson
Parcel Number:	039-141-003	Lot Area:	8,078 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Residential	Topography:	Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area – Unit B	1,084 sf	1,506 sf
Garage	219 sf to be demolished	210 sf garage and 1 uncovered
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 8,078 sf
Building: 2,796 sf; 34%
Hardscape: 871 sf; 11%
Landscape: 4,411 sf; 55%

IV. DISCUSSION

- This project was reviewed by the Architectural Board of Review on September 5, 2006 and received positive comments and was continued indefinitely to the Staff Hearing Officer.
- This property is developed with two (2) detached dwelling units: 825 W. Victoria (Unit A) and 1229 Gillespie Way (Unit B). Unit A is 1,700 square feet with 1 uncovered parking space. No changes area proposed for Unit A on this application.
- Unit B was constructed in 1982 with a Modification to provide one, instead of two, parking spaces. The proposed project results in additional square footage which requires that a second parking space be provided. The applicant is proposing a one-car garage and one uncovered space in the area currently occupied by a one-car carport. This location requires Modification approval for the front and interior yard setbacks. It is Staff's position that the encroachment request is supportable because the proposed parking area maintains the front yard parking setback established in 1982, and that the uncovered parking space proposed within the setback, abuts a neighboring driveway and garage. Also considered were lot configuration and the location of the existing structures on site.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification of required yards is necessary to secure an appropriate improvement by bringing parking into conformance with current parking requirements and that the purpose and intent of the ordinance is being met.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated September 6, 2006
- C. ABR Minutes
- D. Modification Approval Letter dated January 27, 1982

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

September 6, 2006

City of Santa Barbara
Public Works Department
630 Garden Street
Santa Barbara, CA 93101

To Whom It May Concern,

The (E) property at APN 039-141-03, 1229 Gillespie Way, currently has a 1982 modification (see attached) allowing for a one-car carport 10 feet into the front yard setback.

We are proposing to replace the (E) carport with a new single car garage (11'-6" x 21'-0") 3 feet from the easterly property line and 10 feet from the northerly property line at the street, an encroachment into the required front yard setback and similar to the 1982 modification. (see attached) In addition we are proposing a new single uncovered parking space, (10'-0" x 21'-0") 6 inches from the westerly property line and also 10 feet from the street. (see attached site plan for additional dimensions)

The L-shaped configuration of the lot precludes putting the parking elsewhere. Placing it 20 feet from the street would not allow for a viable front yard for the house. The uncovered parking space would come within 6 inches of the property line on the westerly side and would adjoin the neighbor's property where there is a blacktop driveway and garage.

This would allow for the two required parking spaces needed in order to facilitate a modest addition and remodel to the house. At the same time it will create an attractive main entry to the home's front door. In order to achieve this we will need two simultaneous modifications. The first modification is for the 10 foot front yard encroachment (20' required) and the second modification is for the encroachment into the side yard by 2'-6" (3 feet required).

Thank you for your consideration.

Sincerely,



Paige Wilson, Owner
965-1762



Colleen Kelly, Designer
965-7247

ARCHITECTURAL BOARD OF REVIEW – 1229 GILLESPIE

September 5, 2006

Present: Colleen Kelly, Designer; Paige Wilson, Owner.

Motion: Continued indefinitely to the Staff Hearing Officer, with the following comments: 1) The Board finds that the project is ready for Preliminary Approval. 2) Final can be made on Consent Calendar. 2) The Board finds that changes to original carport and conversion to a one-car garage plus one car parking space is architecturally beneficial. 3) The addition to the rear residence is charming. The applicant is to return with resolved detailing:

a) Paying special attention to the alignment of the east wall of the second story. b) Study increasing the amount of glazing in the rooftop clear-story, without changing the clear-story size. 6) The Board finds that the proposed modification enhances the entry experience, and therefore supportable.

Action:Wienke/LeCron, 7/0/0. Blakeley absent.

CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT

P.O. DRAWER P-P • 1235 CHAPALA STREET • SANTA BARBARA • CALIFORNIA 93102 • (805) 963-1663

REDEVELOPMENT • ENVIRONMENTAL REVIEW
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January 27, 1982

Ms. Colleen M. Kelly
2215 Carlton
Santa Barbara, Ca. 93109

Subject: 825 W. Victoria Street

Dear Ms. Kelly:

At a public hearing held on January 27, 1982, the Modification Hearing Officer approved your request for a modification to 825 West Victoria Street to permit: (a) A proposed residence to be located four (4) feet from the interior lot line instead of being set back the required six (6) feet; (b) One (1) covered off-street parking space instead of the required two (2) covered spaces; and, (c) the proposed carport to be six (6) feet from the front lot line instead of the required twenty (20) feet, subject to the following conditions:

1. The proposed carport will be set back a minimum of ten (10) feet from the lot line on Gillespie Way and may not be enclosed.
2. The proposed dwelling may not be closer than six (6) feet to the interior lot line.
3. A water heater enclosure may encroach into the required interior yard.

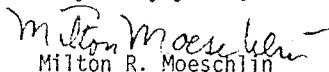
In taking this action, the Hearing Officer made the finding required by Municipal Code Section 28.92.026, that is, the modification is necessary to secure an appropriate improvement on a lot.

This decision may be appealed to the Planning Commission by filing an appeal with the Division of Land Use Controls not later than February 6, 1982. If not appealed within that time, the action is final and shall remain in effect thereafter unless the conditions have not been met, or unless the modification is unused, abandoned or discontinued for a period of six (6) months.

If you have any existing zoning violation on the property it must be corrected within 30 days of this action.

Pending the outcome of any appeal action your next administrative step should be to apply for a building permit.

Very truly yours,



Milton R. Moeschlin
Modification Hearing Officer

cc: Mark Lurie, agent, 315 Mellifont Ave., S.B. 93103
W. Windroth, Bldg
File