



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 17, 2008
AGENDA DATE: March 26, 2008
PROJECT ADDRESS: 1316 Bath Street (MST 2001-00822)
 Glenborough Inn
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *D. Kato*
 Betsy Teeter, Planning Technician II *B. Teeter*

I. PROJECT DESCRIPTION

The Glenborough Inn, a bed and breakfast inn located at 1327 Bath Street (main site) and 1316 Bath Street (satellite site across the street) is proposing a project on the 1316 Bath Street site, which involves the partial demolition of a 468 square foot two-car garage, with the conversion of the remaining 374 square foot portion of the garage to a new bed and breakfast room (labeled Room 5). Additional elements of the project include: the conversion of existing Room 4 to a breakfast pavilion for the guests staying at 1316 Bath, a 70 square foot addition that would increase the size of the proposed breakfast pavilion, and which would connect the proposed Room 5 to the main building, which includes four existing hotel rooms; the construction of a new room above the converted garage (labeled New Room 4); the construction of a 64 s.f. gazebo.

Three uncovered parking spaces would be provided on the 1316 Bath site, accessed by a private alley at the rear of the property, and two uncovered parking spaces would be provided at the main site of Glenborough Inn, which includes five additional bed and breakfast rooms. As part of project approval, an additional condition will be required to record a parking agreement with the main site (1327 Bath) for two (2) mandatory off site parking spaces for continued operation of the satellite site at 1316 Bath.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to Unit # 5 to be located in the interior setback (SBMC §28.21.060.2 and SBMC §28.21.085);
2. A Modification to Unit # 5 to be located in the rear setback (SBMC §28.21.060.3 and SBMC §28.21.085);

3. A Modification to allow a seventy (70) square foot addition to join the converted garage to the main building (which includes four existing hotel rooms) to be located in the required 12 foot interior setback. (SBMC §28.21.060 and SBMC §28.21.085);
4. A Modification to allow Unit #4 to be located in the interior yard setbacks. (SBMC §28.21.060.2 and SBMC §28.21.085); and
5. A Modification to allow a gazebo to be sited in the remaining front yard. (SBMC §28.21.060 and SBMC §28.21.085).

Date Application Accepted: January 7, 2008 Date Action Required: Not Applicable

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Larry Thompson	Owner:	Marlies Marburg
Parcel Number:	039-121-020	Lot Area:	7,589 sq. ft.
General Plan:	Residential – 12 units/acre	Zoning:	R-4, Hotel/Motel
Existing Use:	Bed & Breakfast	Topography:	Slight slope (3-5%)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,297 sq. ft.	2,065 sq. ft.
Garage	468 sq.ft.	0 sq. ft.
Accessory Space	0 sq. ft.	64 sq. ft.

IV. LOT AREA COVERAGE

Building	1,914 square feet	25%
Paving/Driveway	1,858 square feet	24.70%
Landscaping	3,817 square feet	50.30%

V. DISCUSSION

On March 12, 2008, the Staff Hearing Officer (SHO) held a public hearing to discuss the proposed project and requested modifications. The item was continued to the March 26, 2008, agenda with the direction to staff to research several areas of concern to the SHO. The SHO requested confirmation that the parking spaces proposed for 1316 Bath Street site provided

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enough room to maneuver as required by the City's parking design standards. The SHO also directed staff to verify that the parking lot design on the 1327 Bath site was adequate to accommodate the required parking for both properties. The applicant has submitted a revised plan for the parking on 1327 Bath which slightly modifies the parking spaces. Transportation staff has reviewed the revised plans and concluded that the new design meets current standards. Further, transportation staff visited the subject site and concurs with planning staff that the parking area at 1316 Bath provides sufficient room to maneuver a turnaround in one movement.

The SHO also expressed concern that with the addition of the two handicap spaces as required under State law, the sites did not meet the parking demand for bed and breakfast inns. Planning staff has confirmed with Building and Safety Division Staff that the handicap parking requirement applies to commercial parking lots with as few as one parking space in it (revised in October 2007); therefore, both the parking lots at 1327 Bath and 1316 Bath must have marked handicap parking spaces (one at each location). Transportation Division Staff has indicated that parking demand takes handicap parking spaces into account. Planning Staff, Transportation Staff and Building and Safety Staff agree that the redesign of parking spaces to accommodate handicap guests does not trigger any additional parking requirements for extra spaces. Further, staff believes the conversion of the existing spaces to handicap spaces will provide a benefit to the Inn's senior guests, some of whom may have handicap placards due to medical conditions.

The SHO discussed the proposed location of the new units #4 and #5. The existing garage is legal, nonconforming with respect to setbacks, and is located 3 feet from the rear property line, and 2 feet, 2 inches from the southern, interior property line. Three walls of the garage will remain standing. The garage doors will be removed from the north side of the building, and the building reduced in size, in order to accommodate three parking spaces. The conversion of a garage to habitable space in the setbacks (12 feet interior and rear) requires a Modification.

The garage is 2 feet, 2 inches from the southern interior lot line. Directly opposite, on the abutting property to the south, is a garage and driveway from the private alley. The south side of the garage conversion is proposed to be without windows or openings. The private alley is 15 feet wide, and the opposite property has a tall hedge at the property line. The occupants of proposed Room 5 would have no impact on either the abutting property to the south, or the property across the alley to the east. Additionally, Staff has observed that many of the other structures which abut the alley are also sited within the setback. One of the reasons that Staff supports the Modifications for the garage conversion is because the existing building is proposed to be maintained and improved, rather than being demolished and rebuilt. Maintaining the building is "green," which is a benefit of the project. However, from Staff's observations, the building does not seem very sturdy, and there is the possibility that further investigation by the applicant will reveal that the building cannot be maintained. In the past several years, Planning Staff has had too many experiences where applicants state that a building will remain, and Staff or the Planning Commission approve the project based on the information that the building will remain. However, during construction, it turns out that the existing building is too dry-rotted or termite infested to remain, and the entire building gets

demolished. Had Staff or the Planning Commission known that the building was to be demolished, a different determination may have been made. Because of the condition of the building, and the extent of the demolition and remodeling proposed, Staff is concerned that a similar situation may occur in this instance.

Proposed Unit 4, located on top of the converted garage, is proposed to conform to the interior setback requirement of 12 feet, and encroach between 2 feet (exterior wall) and 6 feet (deck) into the rear setback of 12 feet. Because of the distance between the proposed Room 4 and the property to the east (across the alley), the occupants of proposed Room 4 would not have an impact on the property to the east.

Recommendation/Finding

Staff recommends that the Staff Hearing Officer approve the Modifications, making the findings that the encroachments are necessary to secure an appropriate improvement of the conversion of an existing garage structure to new rooms, in that the conversion of an existing structure is part of a sustainable development, and in that the second floor encroachment into the rear setback provides adequate separation from nearby residences, and that the project is consistent with the purpose and intent of the Zoning Ordinance in that the proposed uses do not negatively impact the neighboring properties, subject to the conditions of approval in Exhibit F, a condition that a parking agreement against 1327 Bath for the two mandatory off-site parking spaces, and conditions that 1) prior to the submittal for a building permit to convert the garage to Room 5, the applicant provide Staff with a report, prepared by a Structural Engineer, that shows that the existing building can be re-used as proposed. An exploratory demolition permit would be issued to allow the preparation of the report. If the building cannot be re-used, the rear and interior setback Modifications become null and void; and 2) despite the report described above, the building is demolished beyond what is shown on the plans, the construction of Room 5 be halted, and the rear and interior setback Modifications becomes null and void.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 14, 2007
- C. ABR Minutes
- D. Site Plan From December 6, 2006 SHO Meeting
- E. Neighbor's letters dated July 24 & December 1, 2006
- F. Conditions of Approval