



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 16, 2008
AGENDA DATE: April 23, 2008
PROJECT ADDRESS: 212 Alston Road (MST2008-00093)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *Dyk*
 Roxanne Milazzo, Associate Planner *Rat*

I. PROJECT DESCRIPTION

The project site is located on the corner of Alston Road and Alston Place, a private road. Current development on site consists of a single-family residence, attached garage, and swimming pool. The proposed project involves 560 square feet of new first floor habitable space for the residence and a 146 square foot expansion to the garage. The discretionary application required for this project is a Modification to allow the garage expansion to be located within the required interior setback (SBMC §28.15.060).

Date Application Accepted: February 26, 2008 Date Action Required: May 26, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Russ Banko	Property Owner:	Mike Belton
Parcel Number:	015-161-041	Lot Area:	26,050 sf
General Plan:	2 Units Per Acre	Zoning:	A-2
Existing Use:	Single Family Residence	Topography:	8% 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	2,617 sf	560 sf addition
Garage	272 sf	146 sf addition
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area:	26,050 sf
Building:	3,584 sf; 15%
Hardscape:	3,910 sf; 17%
Landscape:	15,956 sf; 68%

IV. DISCUSSION

The project site is currently developed with a single family residence and attached undersized garage. Plans on file show a carport that at some point had been enclosed without benefit of permits and has resulted in a garage with substandard dimensions. As a part of a proposed expansion to the residence, the parking is required to be brought up to current requirements. The applicant is proposing to enlarge the existing structure to provide a minimum 20' X 20' interior dimension. In order to accomplish this, approximately 23 square feet of the front portion of the garage will need to be located within the required 10' interior setback. It is Staff's position that this encroachment, which will result in a 5'6" setback for a portion of the new garage, will allow regulation sized parking for the property without disrupting the existing living space. Staff supports the project and believes that the garage will be a "good neighbor" within the setback and will not result in impacts to the adjacent neighbor.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement of regulation sized parking for the property and meets the purpose and intent of the ordinance by not providing new habitable space within a required setback.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 13, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
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BANKO DESIGN & CONSTRUCTION

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Date: FEBRUARY 13, 2008
To: Roxanne Milazzo: Modification Hearing Officer
From: Russ Banko

Dear Roxanne,

There is an existing 2617 sq. ft. house with an attached 272 sq. ft. garage. The North-West corner of the house (about 40sq. ft) encroaches into the setback due to an earlier down zoning of the property. The proposal is to add 560 sq. ft. to the habitable space and 146 sq. ft. to the garage.


The modification being requested is to allow the garage addition to have a portion encroach 4 feet 6 inches into the side yard setback. Because the side yard is at an angle to the garage, the average setback will be greater than the required 10 feet.

The modification is justified because a series of errors by the city and previous designers created the existing situation. The current garage is 16' x 16' inside dimension and no car will fit inside. The modification will allow for a 20' x 20' clear parking area in the garage.

The benefit is that cars can be parked in a garage as expected. Additionally it essentially erases the previous errors and makes the property functional again.

Your consideration in this matter will be greatly appreciated.

Sincerely,


Russ Banko