

## 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

Roxanne Milazzo, Associate Planner,

#### T. **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

STAFF HEARING OFFICER STAFF REPORT 212 ALSTON ROAD (MST2008-00093) APRIL 16, 2008 PAGE 2

### 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. <u>DISCUSSION</u>

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. <u>RECOMMENDATION/FINDING</u>

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) 630 Garden Street, Santa Barbara, CA 93101 Phone: (805)564-5470

## BANKO DESIGN & CONSTRUCTION

LICENSE # 405752 5276 Hollister Ave. #307 Santa Barbara, California 93111 805.681.6230 Phone 805.681.6231 Fax

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'  $\times$  16' inside dimension and no car will fit inside. The modification will allow for a 20'  $\times$  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.

Ruse Ranko