



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 11, 2007
AGENDA DATE: June 18, 2007
PROJECT ADDRESS: 215 Balboa Drive (MST2008-00252)
TO: Bettie Weiss, City Planner. Staff Hearing Officer
 Susan Reardon, Senior Planner
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *R Milazzo*

I. PROJECT DESCRIPTION

Current development on site consists of a single-family residence and carport. The proposed project involves enclosing the existing carport and converting it to a two car garage. The discretionary application required for this project is a Modification to permit a portion of the addition to be located within the required twenty-foot (20') front yard setback (SBMC §28.15.060).

Date Application Accepted: May 2, 2008 Date Action Required: August 2, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bildsten & Sherwin	Property Owner:	Reichert & Prince
Parcel Number:	041-361-012	Lot Area:	8,290 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	One-Family Residence	Topography:	7% Slope
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,228 sf	375 sf
Garage	376 existing carport	376 sf garage
Accessory Space	None Existing	None Proposed

III. LOT AREA COVERAGE

Lot Area: 8,290 sf
Building: 2,076 sf; 25%
Hardscape: 1,553 sf; 19%
Landscape: 4,661 sf; 56%

IV. DISCUSSION

The project site was developed in 1960 with a single family residence and attached carport. The propo

sed project involves the addition of a 345 square foot attached accessory space to the residence, an "as-built" 30 square-foot addition to the kitchen, enclosure of the existing carport to create a garage. A Modification is required to allow alterations to the carport, which is located within the required front setback of 20'. It is the applicant's position that the conversion will result in an aesthetic improvement that will match the standard of the neighborhood. This application required a waiver of the standard 20' X 20' minimum interior dimensions and driveway depth for new garages. Both were granted by Transportation Staff who felt that adequate garage and driveway dimensions were being provided for this low traffic volume cul-de-sac.

It is Staff's position that the alteration, which will screen the parked vehicles from the right-of-way, maintains the exiting parking location for the property, without intensifying the existing front setback encroachment or driveway length, while providing protection and security to the occupant's vehicles.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification allows for an appropriate improvement of secured parking for the site that meets the purpose and intent of the Ordinance by maintaining the historic location.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 22, 2008

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



Architecture and Landscape Design

Bildsten + Sherwin Design Studio, Inc.
Architecture and Landscape Design
1311 Anacapa Street
Santa Barbara, CA 93101
805. 962-7885

May 22, 2008

City of Santa Barbara
Planning Division
P.O. Box 1990
Santa Barbara, CA 93102

**Re: Modification Request for 215 Balboa Drive;
APN # 041-361-012; Land Use Zone: E-3/SD-3**

Dear Planning Staff:

We would like to request a front yard setback modification for the proposed enclosure of the existing carport at 215 Balboa Drive. There is an existing house (1228 net sq. ft.) and a carport (376 net sq. ft.) on the 8,290 net sq. ft. property. The north front corner of the existing carport meets the required setback, while the south front corner encroaches into the front yard setback 3'-9".

The modification being requested is to allow the upgrade of an existing open carport to become an enclosed garage, with a maximum 3'-9" encroachment into the curved front yard setback. The enclosure is not required by the City but would constitute a functional improvement for the owners, as well as an aesthetic improvement on a cul-de-sac where all the other adjacent houses have enclosed garages (see panoramic photo). Permits were obtained in 1992 and 1993 (BLD92-00536 and BLD93-02730) to convert the existing carport to a garage, but the work was not done and the permits expired. The owners have described their plans to the neighbors on the cul-de-sac, who all welcome the improved appearance of their property. Please contact our office with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Ellen P. Bildsten".

Ellen P. Bildsten, Architect AIA
Bildsten + Sherwin Design Studio Inc.

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MAY 27 2008

CITY OF SANTA BARBARA
PLANNING DIVISION