



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 25, 2008
AGENDA DATE: July 2, 2008
PROJECT ADDRESS: 828 Spring Street (MST2008-00265)
TO: Susan Reardon, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Maggi Walker, Planning Technician

I. PROJECT DESCRIPTION

The 4,500 s.f. project site is located on Spring Street. Current development on site consists of a 784 square foot single family residence with a nonconforming 357 s.f. 2-car garage and a nonconforming 1,120 s.f. open yard area. The garage is located within the required 3 foot side yard setback. The applicant proposes to remove the existing 2-car garage and replace it with a 400 s.f. 2-car garage. The applicant also proposes to remove 435 s.f. of the existing residence and replace it with 719 s.f. to create a 1,068 s.f. residence. All construction will maintain the required setbacks. The discretionary application required for these requests is a Modification to permit the reduction of the required open yard area in order to allow the garage to be brought up to current standards (SBMC§28.18.060) and to allow the net addition of 284 square feet to the single family residence within the required open yard area (SBMC§28.18.060).

Date Application Accepted: June 2, 2008 Date Action Required: September 2, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Julie A. Banks	Property Owner:	Bradley G. Vernon
Parcel Number:	031-052-017	Lot Area:	4,500 sf
General Plan:	Residential 12 units/acre	Zoning:	R-2
Existing Use:	Single Family Residence	Topography:	7% slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Commercial		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	784 sf	1,068 sf
Garage	357 sf	400 sf
Accessory Space	120 sf	No Change

III. LOT AREA COVERAGE

Lot Area: 4,500 sf
Building: 1,592 sf; 35%
Hardscape: 1,017 sf; 23%
Landscape: 1,891 sf; 42%

IV. DISCUSSION

The project would reduce the required open yard area from nonconforming 1,120 s.f. to 988 s.f. (132 s.f. reduction). The existing garage is 22 feet wide by 17 feet deep (exterior dimensions), and is located on the interior and rear property lines. The proposed garage is 21 feet wide by 21 feet deep (exterior), and is located outside the setback. This reconfiguration and location change results in a 80 s.f. reduction in the open yard area, and is supportable because the garage size and location would conform to the current standards. The house expansion results in a 70 s.f. reduction in the open yard area. This is due to the configuration of the master bathroom and the addition as a whole. The lot is constrained by a small lot size (4,500 s.f.), and the useable open yard's size is approximately 1,060 s.f. The reduction to the open yard area for the addition is supportable because the addition is primarily on the north side of the residence, outside of setbacks. This configuration works with the constraint of the small lot size and maintains the majority of open yard area to the rear of the property.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the finding that the Modification is necessary to secure the appropriate improvements of the garage relocation and the addition to the house, and that the Modifications is consistent with the purpose and intent of the Zoning Ordinance, in that the lot is constrained by a small lot size, that the garage meets setbacks and minimum dimensions, the addition meets the setback requirements and that the amount of useable open space is adequate for a lot of this size.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 2, 2008

Contact/Case Planner: Maggi Walker, Planning Technician
(mwalker@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101 Phone: (805)564-5470

JB Drafting & Design

4949 Third Street

Carpinteria, CA 93013

(805) 680-8122 (805) 684-0890

Email: jbsbca@hotmail.com

June 2, 2008

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 828 Spring Street; 031-052-017; R-2 Zone

Dear Staff Hearing Officer:

There is an existing house (845 SF) and a detached two-car garage (396 SF) on the property. The garage is located on the northeast corner of the property and currently encroaches on the rear and interior yard setbacks by three feet. All of the buildings have building permits according to City building files. The proposal is to build an 8'-0" x 33'-6" master bedroom/bath addition and enlarge the existing bedrooms along the west side of the building plus build a kitchen addition on the northeast corner of the residence that is 5'-6" x 6'-4". The proposed additions are necessary as the existing house is too small for a family with only two existing bedrooms, inadequate kitchen and very small bathroom. There will also be a new 21' x 21' garage to replace the existing garage. The new garage will be located at the setbacks as required and conforming to the minimum size for a two-car garage.

The modification being requested is to allow the reduction in the existing open yard area from 1,110 SF to 988 SF resulting from the master bath addition and rebuilt garage encroaching into the open yard area. This is a reduction of 3% open yard coverage for the property. In regard to the master bath area, the encroachment will allow for a more functional master bath and closet area. The area involved is 1'-6" x 8'-0" in the far northwest corner of the residence along the west property line setback leaving the open yard virtually intact. In addition, the rear elevation of the residence will now present an architecturally interesting element with the flat wall having a more dimensional quality.

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Modification Request

828 Spring Street

6/2/08

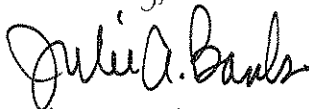
EXHIBIT B

The encroachment resulting from rebuilding the garage is necessary in order to meet the minimum two car garage size and setback requirements. The existing structure is directly on the interior and rear property lines and in deplorable condition. We are proposing demolition of the existing building and rebuilding a new garage meeting the minimum size requirements for a double car garage with interior dimensions of 20' x 20' and placing the building at the correct three foot setbacks at the interior and rear property lines.

The major benefits of having the master bath and garage encroach into the open yard area are: the master bath is a more functional area, the rear elevation has some architectural interest and the garage will now conform to the current size and setback requirements. In addition, the overall remodel will greatly improve the disheveled appearance of the existing residence with architecturally interesting features, which will compliment a neighborhood that is steadily transitioning into a desirable area for living.

Thank you for your attention to this matter.

Yours truly,



Julie A. Banks

Applicant

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Cc: Bradley G. Vernon

File