



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 9, 2008
AGENDA DATE: July 16, 2008
PROJECT ADDRESS: 138 Santa Rosa Pl. (MST2008-00292)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Michelle Bedard, Planning Technician *MB*

I. PROJECT DESCRIPTION

The 6,090 s.f. lot is currently developed with a 1,850 s.f., two-story, single-family residence and detached 462 s.f. two-car garage. The proposed project involves the demolition of the existing 462 s.f., two-car garage and construction of a new 454 s.f., two-car garage, in a new location, and a 93 s.f. storage shed attached to the south side of the proposed garage. The proposed garage will encroach three (3) feet into the required six (6) foot rear setback. The proposed attached storage shed will be located outside of the required setbacks.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project is a Modification to permit new construction within the required six (6) foot rear setback (SBMC §28.15.060).

Date Application Accepted: June 16, 2008 Date Action Required: July 16, 2008

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Ralph Clevenger & Mary Jane Headlee	Property Owner: Same
Parcel Number: 045-201-027	Lot Area: 6,090 s.f.
General Plan: 3 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	1,850 square feet	No Change
Garage	462 square feet	454 square feet
Accessory Space	N/A	93 square feet

C. LOT AREA COVERAGE

Lot Area	6,090 square feet
Building	2,397 square feet; 39%
Hardscape	1,466 square feet; 24%
Landscape	2,227 square feet; 37%

IV. DISCUSSION

The existing configuration is legal non-conforming to the 1,250 s.f. of required open space, and the existing garage is located approximately one (1) foot inside the required rear setback at the southeast portion of the lot. The proposal involves demolishing the existing garage, and constructing a new garage on the northeast portion of the parcel, which is currently concrete paving, three feet inside the required rear setback. Relocating the garage from the existing location, to include the removal of the existing foundation and the installation of new landscaping, will provide a 1,253 s.f. area of required open space, bringing the open yard into conformance with the 1,250 s.f. requirement and reducing the amount of concrete and paving on-site.

The new garage will not cause an adverse aesthetic impact to either neighbors on the north and east as the proposed location will conform to the six foot setback adjacent to the northerly neighbor. The easterly side, which encroaches three (3) feet into the rear setback, is adjacent to the neighbor's rear yard/open space and does not impact the neighbor's living space. In addition the garage is one story and no windows are proposed on the east elevation.

The Transportation Division supports the project, as the proposal includes wider dimensions to provide the necessary maneuverability, subject to conditions (see recommendations/findings section).

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, by increasing the amount of outdoor living space and in reducing the amount of concrete and paving on-site, and that it meets the purpose and intent of the Zoning Ordinance requirements as it brings the open yard into conformance with the current requirements, which is an improvement to the property, and subject to the following conditions:

- 1) No ground storage is to be allowed inside the garage on either sides of the garage; and
- 2) Any storage on the sides of the garage must be on shelves that are at least 6'-6" off the ground.

Exhibits:

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

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



Ralph Clevenger & Mary Jane Headlee
138 Santa Rosa Place
Santa Barbara, CA 93109
805-963-4069

June 13, 2008

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Modification request for 138 Santa Rosa Place
APN: 045-201-207 Zone: E3/SD3

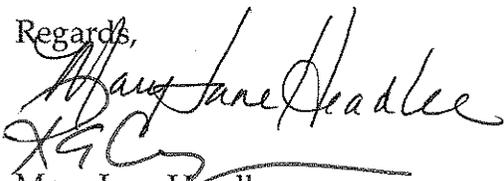
Dear Ms. Milazo:

Our lot currently does not provide the minimum required 1,250 SF open yard area and consists of a large expanse of concrete driveway paving that provides access to our existing garage. Our rear yard provides approximately 440 SF of qualifying open yard.

We are proposing to demolish and rebuild our garage in a new location. This new location would allow us to provide the minimum of 1,250 SF required open yard area and reduce the area of concrete driving paving. We are requesting relief from the 6 foot rear yard setback and would like to encroach 3 feet into this rear yard with our new garage structure. The City of Santa Barbara Transportation Department supports this modification in order to provide the required distance between the rear of our existing house and the front of the new proposed garage structure for car maneuvering space.

We feel this modification would benefit this site by providing an open yard the meets the requirements set by the City, it would reduce the amount of exposed concrete paving and would benefit the neighborhood by providing more open space.

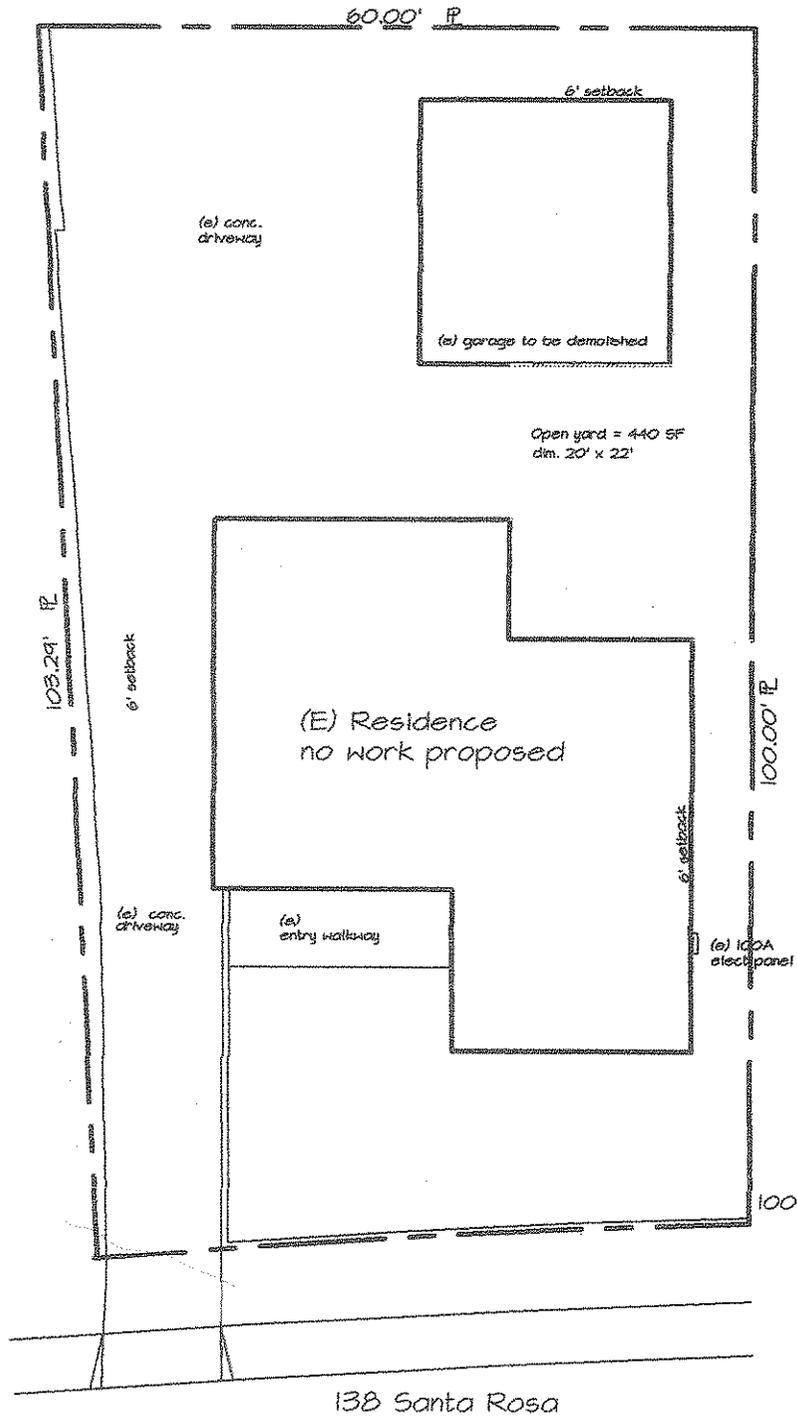
Regards,



Mary Jane Headlee
Ralph A. Clevenger

122 Santa Rosa Place appears to have received a modification to allow a garage to be located 3 feet inside the side yard setback.

EXHIBIT B



site plan - 1" = 16'-0"

