



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 4, 2009
AGENDA DATE: March 11, 2009
PROJECT ADDRESS: 14 Camino Verde (MST2009-00032)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 9,085 square foot site was developed with a 2,880 square foot two-story single-family residence and 440 square foot detached two-car garage which were destroyed in the Tea Fire. The project consists of construction of a 2,667 square foot two-story house and attached 484 square foot garage. The discretionary application required for this project is a Modification to locate the new garage within the required 25' front setback (SBMC §28.15.060).

Date Application Accepted: February 17, 2009 Date Action Required: May 17, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Ferguson-Ettinger	Property Owner:	Dennis Dierenfield
Parcel Number:	019-282-003	Lot Area:	9,085 sf
General Plan:	Major Hillside	Zoning:	E-1
Existing Use:	Vacant	Topography:	28% Slope

Adjacent Land Uses:

North – Camino Verde	East - Residential Lot
South – Residential Lot	West – Residential Lot

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	2,205 sf	2,338 sf
Garage	440 sf	484 sf
Attached Accessory	675 sf	329 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,011 sf 22% Hardscape: 2,850 sf 31% Landscape: 4,224 sf 47%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.38 Proposed FAR: 0.35 = 90.8% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Front Yard Modification	<u>Required</u> 25'	<u>Previous</u> In R-O-W	<u>Proposed</u> 5'
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V. DISCUSSION

Due to the property's location within the Hillside Design District and an overall slope in excess of 20%, the project was subject to review by the Single Family Design Board (SFDB). On February 9, 2009, the SFDB reviewed the proposed development and continued the item on to the Staff Hearing Officer with the following comments: 1) provide information for retaining wall, and specify exterior lighting, specify materials and colors 2) Include a final landscape plan with the Water Compliance Statement on plans.

The proposed project involves the construction of a new single family residence and garage on a property destroyed by the Tea Fire. Plans on file in the City Archives show a conforming residence and a detached non-conforming garage. Depending on which archive plan, the garage is shown at different distances from the front lot line, but always within the required 25' front setback. A survey prepared after the fire revealed that the previous garage was actually located within the public right-of-way. The proposed project consists of a single family residence with an attached garage. The garage, which is proposed 5' from the front lot line, requires a Modification for its new location within the front setback. It is Staff's position that the new garage provides the required parking for a slope constrained lot, with a structure completely located on the private property, and is an improvement over what previously existed.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed encroachment allows for the garage to be rebuilt entirely on the private property and provides the required parking for the site.

Said approval is subject to a condition that the powder room in the lower level accessory space be reconfigured with the toilet facing the sink in the minimal size allowed by the Uniform Building Code (UBC) and that a Zoning Compliance Declaration be recorded against the property's title.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated February 17, 2009

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

February 17, 2009

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

RE: Modification Request For:
APN 019-282-003, 14 Camino Verde

On behalf of our client, Dennis Dierenfield, I am seeking a Modification approval for front yard encroachment of Garage at 14 Camino Verde.

EXISTING CONDITION: Single Family Home and Garage destroyed in Tea Fire. Garage and other improvements encroached up to 7 feet into Right-Of-Way. Garage width was non-conforming (19'-0"). Vehicular Access was difficult, and driveway and off-street parking were located in front and sideyard areas.

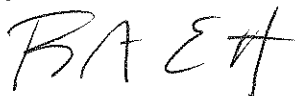
MODIFICATION REQUEST: Allow for proposed Garage to be moved further from the Street and out of the R.O.W. but still partially encroach into the Front Yard Setback.

PROJECT BENEFITS:

Move garage out of R.O.W. removes public encroachment.
Provides for more space at end of Camino Verde for emergency vehicle turnaround.
Garage moved back 5'-0" from Street allows for garage to be attached to completely conforming new Single Family Residence.
Proposed Garage will be of conforming dimension.
Transportation Department supports Garage location.
Public Works supports proposed location.
Site is severely constrained with setbacks, R.O.W. and public easements. Buildable area is only 3,321 sf, just 36% of total lot area.
Single Family Design Review Board supports garage location and proposed architecture.
Removes offstreet parking and driveway from front and sideyard setback areas.

Thank you for your consideration of this request for Modification Approval.

Sincerely,



Brett Ettinger
Ferguson-Ettinger Architects, Inc.

Cc: Dennis Dierenfield

Exhibit B