



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 29, 2009
AGENDA DATE: May 6, 2009
PROJECT ADDRESS: 814 Laguna Street (MST2009-00136)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *Rat*

I. PROJECT DESCRIPTION

The project site has frontage onto Laguna, E. Canon Perdido, and Vine Streets. Current development on site consists of a 14 unit housing development. The proposed project involves expansion of an existing trash enclosure to accommodate recycling bins. The discretionary application required for this project is a Modification to permit the expansion within the required ten-foot front setback facing Laguna Street (SBMC §28.21.060).

Date Application Accepted: April 7, 2009

Date Action Required: July 7, 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: Tom Moore	Property Owner: HASB
Parcel Number: 031-022-011	Lot Area: 63,301 sf
General Plan: 12 Units Per Acre	Zoning: R-3
Existing Use: Trash Enclosure	Topography: Flat

Adjacent Land Uses:

North – Multi-Family Residential
 South – Multi-Family Residential

East - Multi-Family Residential
 West – Laguna Street

IV. DISCUSSION

The project is subject to review and approval by the Architectural Board of Review (ABR). On March 31, 2009 the item was reviewed by the ABR and forwarded on to the Staff Hearing

Officer with the direction to remove the overhead trellis that was proposed and to maintain the existing landscape to screen the trash enclosure.

The project site is currently developed with 14 apartment units. The proposed project involves expansion of an existing trash enclosure into the required front setback. The Zoning Ordinance requires a 10' front setback in the R-3 Zone. Storage is not permitted in a required setback. The existing trash enclosure is conforming at its 10' setback. The applicant is requesting to expand the enclosure by 70 square feet which will result in a 3' encroachment into the required setback. The expansion will provide space for several recycling containers that are currently being stored outside in public view. A conforming expansion would result in reduction of the required dimensions of an adjacent parking space. The expansion will result in improved and expanded use of the area currently used for trash, away from the residential units, in an area approved by the disposal company for ease of access. Transportation Planning Staff has been out to the site and supports the expansion with the condition that the vegetation located between the existing enclosure and the sidewalk be reduced and maintained at the maximum allowable height of 3 ½'.

V. **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 improved use of the existing trash enclosure without safety or visual impacts to the community.

Said approval is subject to a condition that the hedges located between the front lot line and the trash container be maintained at a maximum allowable height of 3 ½'. When the project returns to ABR, comments related to the screening of the trash enclosure need to be restated in observation of the height limitations.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated April 1, 2009
- C. ABR Minutes

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

1 April 2009

City of Santa Barbara
630 Garden Street
Santa Barbara, CA

RE: MODIFICATION REQUEST FOR ⁵¹⁴~~826~~ LAGUNA

To whom it may concern,

The request is for a modification to enlarge a trash to accommodate recycling bins by expanding it three feet into the front yard setback.

The site is housing owned by the Housing Authority of the City of Santa Barbara. It consists of 14 units of family low-income apartments in (2) one story and (1) two story (townhouse) structures. There are three parking areas serving these units, (one of which also serves HASB office located on the same parcel), and each had a masonry trash enclosure. Because these enclosures are too small, recycling bins have to be located adjacent where they are exposed to view. The worst case is the trash enclosure for the parking lot directly off Laguna Street. Because the enclosure is located on the front yard setback, the recycle bins are presently located right at the entry to the parking and are highly visible from this busy street.

The Housing Authority would like to enlarge this trash enclosure by three feet to accommodate these recycle bins. Because the parking lot is at capacity, expansion cannot be feasible achieved by expanding into the existing parking. However, by expanding the enclosure into an area of dense hedge in the front yard setback, we achieve a nice design that gets the recycle bins out of sight in a consolidated and convenient way.

The benefit is the visual improvement of the streetscape as well as getting the bins out of the driveway where they intrude into traffic. The visual consequence of expanding into the front yard setback, on the other hand, is extremely minimal due to the thick hedge along this side. The existing hedge is 3' +/- from setback line and would not be disturbed, and vines similar to those on the masonry walls of the enclosure would be quickly re-established. The attached photos show exactly what it will look like before and after (by using Photoshop to move the wall of the existing enclosure three feet towards the street). Visually it is difficult to see the change.

For these reasons, we would like to see this modification approved and this small project move quickly forward. Thank you.

Respectfully,

Thomas Moore AIA

814 LAGUNA STREET ARCHITECTURAL BOARD OF REVIEW MINUTES

March 30, 2009

Continued indefinitely to the Staff Hearing Officer with comments:

- 1) Removal of the proposed trellis is preferred to minimize the visual impacts and reduce the mass, bulk, and scale of the trash enclosure.
- 2) Existing landscaping hedges to be maintained to screen the trash enclosure.