



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 9, 2009
AGENDA DATE: December 16, 2009
PROJECT ADDRESS: 2405 Calle Linares (MST2009-00521)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,000 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves 345 square feet of first floor additions to the residence, relocating the garage door to face the street, and a new fence in the front yard. The discretionary application required for this project is a Modification to permit alterations within the required thirty-foot (30') front setback (SBMC §28.15.060).

Date Application Accepted: November 16, 2009 Date Action Required: February 16, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Don Swann	Property Owner:	Hepp-Petersen Trust
Parcel Number:	041-411-003	Lot Area:	10,000 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	10%

Adjacent Land Uses:

North – One-Family Residence
 South – One Family Residence

East - One Family Residence
 West – Calle Linares

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,467 sf	+ 345 sf = 1,812
Garage	443 sf	470 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,451 sf 25% Hardscape: 1,335 sf 13% Landscape: 6,214 sf 62%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.38 Proposed FAR: 0.23 = 61% of Max. Allowed FAR

IV. DISCUSSION

The project site is currently developed with a single story, single family residence with attached two-car garage. The proposed project involves a remodel, 345 square feet of first floor additions to the residence, a 27 square foot laundry room addition to the garage, relocation of the garage door to face the street, and a new fenced-in entry courtyard. The project has been designed to comply with all zoning setback and yard requirements. However, because the garage is non-conforming to the required 30' front setback, a Modification is required to relocate the garage door. The Modification will allow alterations to the existing structure without intensification of use, only minimal exterior change, and will result in a design that is consistent with other properties in the neighborhood. It is Staff's position that benefits of the Modification include improved access to the garage and reduced driveway paving..

V. FINDINGS

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 alteration to the portion of the garage located within the front setback allows for the existing structure to be improved without adding floor area or intensification of use within the setback and results in a pattern of development that is consistent throughout the neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 11/16/09

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805) 564-5470

Fred Hepp/ Jill Petersen
2405 Calle Linares
Santa Barbara CA, 93109

11.16.09

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 2405 Calle Linares; APN: 041-411-003.E-1 Zone

Dear Staff Hearing Officer

There is an existing house (1,467 sq. ft.), and an attached two car garage (443 sq. ft.) on the property. The garage encroaches 10 feet into the front setback and is 20 feet from the front property line. The single family residence and garage have building permits according to the City building files.

The proposal is for additions for the dining area and the bedroom wing, with remodeling in the kitchen, entry, both baths and bedrooms. The garage is proposed to have additional space for the laundry equipment that already exists and encroaches into the required garage clear space for car parking. Also, the garage door is proposed to be relocated to the front of the garage.

The modification being requested is to allow the garage door to be located in the front wall of the garage which encroaches into the front setback 10 feet. Please note that the space from the front of the garage to the front property line is 20 feet and that every other residence on Calle Linares has the garage door facing the street.

The main reason for moving the garage doors to the front wall is to free the front yard from a sea of concrete. We want to create a landscaped, fenced patio area in the front yard that will let us enjoy the wonderful Santa Barbara sunset vistas.

Sincerely,



Fred Hepp



Jill Petersen

