



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 20, 2010
AGENDA DATE: January 27, 2010
PROJECT ADDRESS: 3043 Hermosa Road (MST2009-00540)
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 7,500 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a 79 square foot expansion of the garage and a 373 square foot second story addition above. The discretionary application required for this project is a Modification to permit approximately sixteen square feet of the garage expansion to be located within the required six-foot (6') interior setback (SBMC §28.15.060).

Date Application Accepted: January 5, 2010

Date Action Required: April 5, 2010

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:	Chris Dentzel	Property Owner:	Mark Sachau
Parcel Number:	051-162-005	Lot Area:	7,500 sf
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	Flat

Adjacent Land Uses:

North – One-Family Residence
 South – One-Family Residence

East - Hermosa Road
 West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,839 sf	1,839 sf
Garage	300 sf	379 sf
Accessory Space	None	373 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,620 sf 22% Hardscape: 1,230 sf 16% Landscape: 4,650 sf 62%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.41 Proposed FAR: 0.35 = 84.3% of Max. Allowed FAR

IV. DISCUSSION

This property is currently developed with a two-story single family residence and detached garage constructed in the 1940's. The garage is non-conforming to location (located one foot from the South property line) and size (17'-5" X 17'-5"). The proposed project involves rebuild/expansion of the existing garage and the addition of second story accessory space above it. The new garage would be 22' deep; however, due to site constraints associated with vehicle maneuvers and existing landscape walls, the garage would be only 18'-6" wide. Due to the amount of additional floor area being proposed for this project, the Zoning Ordinance requires that the parking be brought up to current requirements of two covered spaces. Although the new garage would not meet the 20' minimum dimension in either direction, a waiver has been granted by Transportation Staff, who recognize that portions of the existing house would prevent vehicle maneuvers from a widened garage.

Expanding the depth of the garage requires Modification approval to allow new construction within the required 6' interior setback. Staff can support a Modification to allow a uniform improvement to the existing non-conforming garage wall (which is proposed to remain) to provide a 20' deep garage. Staff does not support the proposed expansion in excess of the 20' dimension. The applicant's position is that the additional two feet will provide either a workbench or storage in an area outside of the required parking dimensions. Staff's position is that it results in new accessory area within a required yard (which is not allowed), and that a conforming addition should be explored. All portions of the proposed second story accessory room have been designed to meet required setbacks. Clerestory windows on the south elevation of the addition show consideration of the neighbor's privacy to the South.

V. FINDINGS AND CONDITION

The Staff Hearing Officer finds that the Modification to allow the expansion of the garage within the interior setback is necessary to secure an appropriate improvement and provides a uniform addition that results in the required 20' depth. Said approval is subject to a condition that the depth of the proposed garage does not exceed the required 20' interior dimension, and that all accessory floor area observes current setback requirements.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated November 25, 2009
- C. SFDB Minutes

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

January 12, 2010

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

Re: Modification Request for 3043 Hermosa Drive; APN 051-162-05

There is an existing residence of 1,839 SF and a detached garage of 300 SF on the above referenced property. The house and garage were built in the 1930's. The garage is located one foot from the South property line and has nonconforming interior dimensions of 17'-5" in width and depth. The aggregate square footage of the 1993 addition and the proposed addition exceeds 50% of the residence circa 1980. The owners have occupied and enjoyed the home for over 40 years.

The proposed scope of work includes a minor addition to the detached garage and a second story accessory space above. The garage addition has been reviewed by Stacey Wilson, Associate Transportation Planner, and has received support by her staff.

We are requesting a setback modification for a minor addition at the rear of the garage in order to conform to a required garage depth of 20 feet and to accommodate a workbench for home repairs. The proposed garage expansion aligns to the existing garage and is located one foot from the South property line. The encroaching Garage wall is of solid construction with no windows. The total addition area encroaching is 23 square feet. To accomplish the garage renovation two existing walls will remain in place and two walls will be built new. The second story accessory space conforms to all setbacks and is not part of the modification request.

Some of the existing site conditions are as follows:

- The site has a narrow yard width of 50'
- The site has sloping topography, low in front and high in the rear
- The vehicular approach is a straight shot from the street up the driveway to the Garage
- There are existing stone retaining walls at the rear garden terraces
- The gardens are beautifully maintained (Santa Barbara Beautiful cited this property for it's outstanding contribution to the further enhancement of Santa Barbara's beauty)
- Mature landscape along the property line provides a 100% screen to the neighbor in the rear and a partial screen to the neighbor to the South. The southerly neighbor has reviewed the Plans and has provided a letter of support.

Benefits of a Nonconforming Garage & Hardships of a Conforming Garage:

- A nonconforming Garage maintains a pleasing balance between open rear yard, the gardens, and building massing. A conforming solution would create a visual imbalance between open yard and the building mass as the perceived yard would be reduced in width by 5 feet.
- A nonconforming Garage maintains a safe and easy vehicular approach from the street. A conforming Garage will require an angled approach at the top of the

driveway that will require greater maneuvering skills for ingress and egress of cars.

- A nonconforming Garage minimizes rebuilding of stone retaining walls at garden terraces
- A nonconforming Garage minimizes the amount of earthwork associated with the project. Because of the offset to the driveway, a conforming Garage would be located deeper into the rear yard thus resulting in greater earthwork, retaining of soil and removal of spoils from the property.
- A nonconforming Garage minimizes the need for new concrete driveway. A conforming Garage requires a longer driveway due to site restrictions and will result in an additional 250 to 300 SF of driveway paving material and represent a loss of 370 to 420 SF of existing permeable garden area. A conforming solution increases the amount of run-off water rather than being retained on the site.
- Overall, given the particulars of the site, a nonconforming Garage is a much greener and environmentally friendlier project not to mention substantially less expensive to construct.

The modification includes a request for an additional 2 feet of garage depth beyond the 20' feet required by Transportation. This request, perhaps not supported by staff, allows for a "dirty" work counter for home repair projects at the rear of the garage. The owner is an avid hobbyist who has enjoyed many hours of home tinkering and repairs over the 40 years of residing on this property. The workbench would otherwise be located on the exterior of the building. An exterior location is not ideal for it's intended use as well as the quiet of the neighborhood. The additional two feet of garage depth will have no negative impacts to the adjacent neighbors and will not be visible from the street or to the public in any way.

Please contact me if you have any questions or comments.

Sincerely,

Chris Dentzel, Architect

3043 HERMOSA ROAD – SINGLE FAMILY DESIGN BOARD MINUTES

January 4, 2010

Public comment was opened at 4:25 p.m.

A public comment letter from Paula Westbury was acknowledged.

Public comment was closed.

Motion: **Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:**

- 1) The requested encroachment of the garage is supportable with no adverse impact.
- 2) Study screening the deck which is less than 15 feet from property line.
- 3) Study the opening for the potting area located below the deck.
- 4) Propose a high quality garage door and provide cut sheet.
- 5) Provide photographs from deck area in relation to the neighboring property.

Action: Mahan/Diesler, 7/0/0. Motion carried.

