



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 12, 2010
AGENDA DATE: May 19, 2010
PROJECT ADDRESS: 344 La Marina Drive (MST2010-00122)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,820 square foot project site is currently developed with a single family residence and two uncovered parking spaces. The proposed project involves conversion of an existing bedroom to a one-car garage and relocation of one of the uncovered parking spaces. The discretionary application required for this project is a Modification to permit alterations and change of use within the required twenty-foot front setback (SBMC §28.15.060).

Date Application Accepted: April 20, 2010 Date Action Required: July 20, 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: Carlos Grano	Property Owner: Hilary Hagenbuch
Parcel Number: 045-061-020	Lot Area: 6,820 sf
General Plan: 5 Units Per Acre	Zoning: E-3/SD-3
Existing Use: One-Family Residence	Topography: Flat

Adjacent Land Uses:

North – One-Family Residence	East - One-Family Residence
South – One-Family Residence	West – La Marina Drive

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,680 sf	-389 sf = 1,291 sf
Garage	N/A	389 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,677 sf 58% Hardscape: 713 sf 9% Landscape: 4,430 sf 33%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.43 Proposed FAR: 0.25 = 57.8% of Max. Allowed FAR

IV. DISCUSSION

The subject site was originally developed with a single family residence and attached garage in the 1950's. At some point in time, the garage was allowed to be converted to an additional bedroom, and parking was replaced with two uncovered parking spaces in the driveway. The proposed project involves a request to convert the bedroom back to its original use as a garage. Due to a difference in current parking dimensions, Staff only recognizes one parking space within the new garage. The second space is being provided, uncovered, three-feet off of the interior lot line, as allowed under SBMC §28.90.100.G. that allows for one covered and one uncovered parking space for lots developed with less than 85% of the Floor Area Ratio (FAR). A Modification is required for changing the use of the existing bedroom to a garage due to the location of the building within the required twenty-foot front setback. It is Staff's position that reusing the original garage secures an appropriate improvement by providing parking that conforms to the current requirement for the site. Reuse of the original garage for parking results in a pattern of development found throughout the East Mesa Neighborhood and does not result in new floor area within a required setback.

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 conversion to a garage, results in use of the structure as it was originally built in an area that is consistent throughout the neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 3, 2010

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

Date: 5.3.10

From:

**Carlos Grano
1917 Bath Street
Santa Barbara, ca 93101
(805) 453-5731**

To:

**Roxanne Milazzo
City of Santa Barbara
P.o. box 1990
Santa Barbara, ca 93102-1990**

Re: Modification request for 344 La Marina

Apn: 045-061-020

Land use zone: e3/sd-3

The existing property located at 344 La Marina is a 1677 sq ft net single story, 4-bedroom house. There is currently no existing garage. In 1999 the existing garage at that time was legally converted into bedroom 4, and 2 uncovered off-street parking spaces were granted approval.

The current owner just purchased the property in March of 2010 and would like to convert the existing bedroom 4 back into a garage.

A modification is being requested because the proposed conversion location encroaches 4'-6" into the front yard setback (westerly property line).

The benefit of having the bedroom 4 converted back into a garage would be the removal of 2 uncovered parking locations in the front yard and into covered parking per acceptable zoning/parking standards.

Incidentally, Stacy Wilson and the transportation department has reviewed the garage size condition and has granted a garage size waiver with conditions that a side yard parking location will be provided. This new condition is shown on site plan and will be part of new scope of work. The owner of the house only has one car and more than likely will never use the side yard parking location, instead she will park exclusively in the garage.

Sincerely,

Carlos grano