



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 2, 2011
AGENDA DATE: March 9, 2011
PROJECT ADDRESS: 2914 Paseo Tranquillo (MST2011-00059)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 4,950 square-foot site is currently developed with an 825 square foot single family residence and an attached 328 square foot garage. The proposed project involves "as-built" demolition of an approximately 214 square foot shed, demolition of the existing garage, construction of approximately 287 square feet of new habitable space and construction of a new 400 square foot two-car garage. Also proposed are new doors and windows and a new 42 inch high wall at the front and interior property lines. The discretionary applications required for this project are Modifications to allow new floor area within the required 6 foot interior setback and the required open yard area.

Date Application Accepted: February 8, 2011 Date Action Required: May 8, 2011

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:	Sophie Calvin	Property Owner:	Kenneth Grand Living Trust
Parcel Number:	053-102-016	Lot Area:	4,950 sq.ft./ .11 acre
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	Residential	Topography:	3% slope

Adjacent Land Uses:

North – One Family Residence
 South – Paseo Tranquillo

East - One Family Residence
 West – One Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	825 sq. ft.	Approx. 1,112 sq. ft.
Garage	328 sq. ft.	400 sq. ft.
Accessory Space	Approx. 214 sq. ft. (already removed)	None

C. PROPOSED LOT AREA COVERAGE

Building: 1,512 s.f. 31% Hardscape: 370 s.f. 7% Landscape: 3068 s.f. 62%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.49 Proposed FAR: 0.31 = 63% of Max. Allowed FAR

IV. DISCUSSION

The property is currently developed with a one-story single family residence and attached garage. The garage is non-conforming to location (located 5 ft. from the West property line) and size (approximately 16.2 ft. x 20.3 ft.). The proposed project involves demolition of the existing garage, construction of a new two-car garage with a fixed window located in the interior setback, construction of an approximately 287 square foot addition to the residence, with a portion of the addition (21 square feet) located in the required open yard area, new windows and doors and a new 42 inch high wall at the front and interior property lines. Modifications are being requested to allow the new garage and fixed window to be located with the required six foot interior setback and for the new habitable space to be located in the required open yard area.

The new garage would be 20 feet in length; however, due to site constraints associated with the lot, a portion of the garage (approximately 7'-10") would only be 18'-10" wide. Although the new garage would not meet the 20 foot minimum interior dimension, Transportation Staff has determined that the design will function and is a reasonable solution given the existing constraints of the lot and the existing house location. Construction of the garage requires Modification approval to allow new construction within the required six-foot interior setback. Due to the undersized E-3 Zoned lot, Staff can support a Modification to allow the garage and fixed window in the required interior setback, in order to make the garage more consistent with the size requirements.

Construction of a portion of the residential addition requires Modification approval to allow new construction within the required open yard area. Staff can support a Modification to allow the new habitable space in the open yard area, which will result in an increased open yard area, due to the "as-built" removal of an approved detached shed/workshop. Also, additional yard area (approximately 300 sq. ft.) is provided in the backyard that does not meet the minimum 20-foot dimension to qualify as "required open yard," but does provide open space for the

property. The resulting 1,108 square foot open yard area provides a space on the small 4,950 sq. ft. lot for adequate outdoor enjoyment by the occupants as intended by the code.

V. FINDINGS AND CONDITIONS

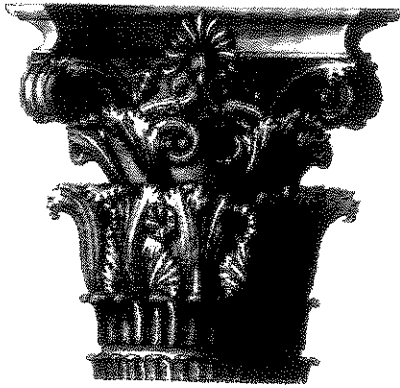
The Staff Hearing Officer finds that the Modifications are consistent with the purpose and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the undersized E-3 lot. The reduced interior setback and open yard encroachment are appropriate and will allow an expansion of the residence, in a single story style, consistent with the neighborhood, while maintaining adequate area for the occupant's outdoor enjoyment and with no expected impacts to adjacent neighbors.

Said approval is subject to conditions that the new garage window will be a fixed window.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 7, 2011
- C. Three Letters received from the public regarding the project

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



Calvin Design

P.O. BOX 50716, SANTA BARBARA,
CALIFORNIA 93150

(805) 969-0559

fax: (805) 456-2194

RECEIVED
FEB 17 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

February 7, 2011

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

Re: **2914 Paseo Tranquillo**

Dear Roxanne Milazzo,

The property we are requesting two modifications for is located at **2914 Paseo Tranquillo**. The site is approximately 4,950 sq. ft. (0.11 acre). There is an existing 825 square foot single story residence and an undersize two-car attached garage of 328 sq. ft.

Existing site conditions:

- Non-conforming lot size = 4,950 sq. ft. E-3 zoning requires 7,500 sq. ft. This is 34% smaller than required. This is the smallest parcel on the block.
- The rear property line is angled and creates a narrower end to the open yard space, along the northeast corner. The existing open yard is non-conforming at 1,133 sq. ft. If you consider the entire rear yard, the open space is 1,414 sq. ft.
- The existing house is 2-bedroom, 1-bath with total habitable area of 825 sq. ft. (net).
- The existing garage size is non-conforming in size 16'-10 x 19'5 (interior).
- The current house is non-conforming on both interior yard setbacks. They are both 5'-2" from the property lines.
- Demolish shed (workshop) in rear yard, 214 sq. ft. This will increase open yard space.

First modification: The proposed new garage will encroach into interior yard setback. Part of this project is to convert some of the existing garage to habitable space. The proposed new 2-car garage shall be constructed in front of the existing garage conversion. The existing house is small and removing a corner of the existing living room, to make a new garage conform to the 20' x 20' parking standard, is not a practical option. The finished floor of the house is approximately 18" higher than the garage, which would increase construction cost for foundation work.

Transportation has reviewed this proposal and has indicated they would support a waiver for the interior dimension of this new garage.

Second modification: We are proposing a small addition (21 sq. ft.) to encroach into this open yard space.

EXHIBIT B

Research showed that a modification was granted in December of 1976 for a detached shed in the rear yard. When my client purchased this house, he removed this shed (workshop), which created more open yard space. One reason for the pop out is the incorporation of the stone band at the base of the master bedroom needs to terminate into a corner wall. Another reason is to create a functional bedroom size. The proposed new roofline of the master bedroom is another reason this room should project out, creating a break from the rear facade.

We feel the addition of this modest master bedroom will create a better living condition for the owner. Consideration was given to create more habitable living space with a second story. The neighborhood is primary single story houses and neighborhood compatibility is always suggested. We hope you agree that the addition of the garage and master bedroom are an aesthetic enhancement for the house and the neighborhood.

If you have any questions about our proposal, please contact me.

Yours truly,

A handwritten signature in cursive script that reads "Sophie Calvin". The signature is written in black ink and is positioned above the printed name.

Sophie Calvin
Calvin Design

Property Owner(s) HUGH & CAROL MARGERUM

Address: 2915 PASEO TRANQUILLO, SB CA 93105

Phone: 805 451 9993

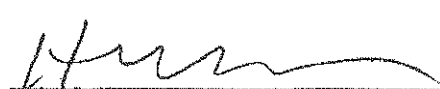
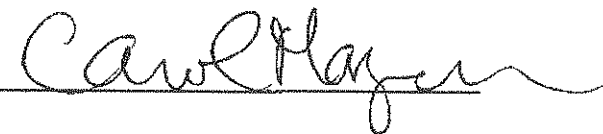
Regarding: Proposed project at 2914 Paseo Tranquillo

Dear City of Santa Barbara,

I am writing in support of the proposed garage, bedroom and bathroom addition at 2914 Paseo Tranquillo. Ken Grand, the property owner, has shared the plans with me/us, and informed that his proposal requires a modification from the city.

I/we support the proposed addition with the modifications and feel that it will not detract from the charm or style of our neighborhood.

Sincerely,

HUGH MARGERUM

CAROL MARGERUM

Print Name(s)

RECEIVED
FEB 23 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

Property Owner(s): MARK CAW

Address: 2908 PASEO TRANQUILLO

Phone: 687 7385


Regarding: Proposed project at 2914 Paseo Tranquillo

Dear City of Santa Barbara,

I am writing in support of the proposed garage, bedroom and bathroom addition at 2914 Paseo Tranquillo. Ken Grand, the property owner, has shared the plans with me/us, and informed that his proposal requires a modification from the city.

I/we support the proposed addition with the modifications and feel that it will not detract from the charm or style of our neighborhood.

Sincerely,



MARK CAW

Print Name(s)

RECEIVED
FEB 23 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

Property Owner(s): Diane and Daniel Krieger-Carlisle

Address: 2905 Paseo Tranquillo, Santa Barbara, CA 93105

Phone: (805) 682-2924

Regarding: Proposed project at 2914 Paseo Tranquillo

Dear City of Santa Barbara,

I am writing in support of the proposed garage, bedroom and bathroom addition at 2914 Paseo Tranquillo. Ken Grand, the property owner, has shared the plans with me/us, and informed that his proposal requires a modification from the city.

I/we support the proposed addition with the modifications and feel that it will not detract from the charm or style of our neighborhood.

Sincerely,

Diane Krieger-Carlisle 02/16/11
Diane Krieger-Carlisle

Daniel K. CA
Daniel Krieger-Carlisle

RECEIVED
FEB 23 2011

CITY OF SANTA BARBARA
PLANNING DIVISION