



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 13, 2011
AGENDA DATE: April 20, 2011
PROJECT ADDRESS: 1337 Cliff Drive (MST2009-00200)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner
 Betsy Teeter, Planning Technician II

*RLB
BEO*

I. PROJECT DESCRIPTION

The 7,939 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves conversion of the existing garage to habitable space, the addition of a new 442 square foot garage, and a 186 square-foot addition to the rear of the residence. The discretionary application required for this project is a Modification to allow the conversion of the existing garage to new habitable space within the required 6' interior setback (SBMC §28.15.060).

Date Application Accepted: March 23, 2011

Date Action Required: June 23, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Michael Harrison	Property Owner:	Same
Parcel Number:	045-041-004	Lot Area:	7,939 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	One-Family Residence	Topography:	21%

Adjacent Land Uses:

North – Retirement complex
South – Single Family Residence

East - Single Family Residence
West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,170 sf	1,722 sf
Garage	367 sf	486 sf
Accessory Space	0 sf	0 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,208 sf 28% Hardscape: 1,055 sf 13.3% Landscape: 4676 sf 58.9%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.40 Proposed FAR: 0.26 = 64.6% of Max. Allowed FAR

IV. DISCUSSION

The existing development includes a garage that was constructed along with the residence in the 1950's when interior setbacks were five-feet. The current E-3 zoning designation requires a six-foot interior setback for all new construction. The proposed project involves a remodel to the dwelling, construction of a new garage and the conversion of the existing garage to habitable space. A Modification is required to permit new habitable space 5' from the property line, within the required interior setback. It is the applicant's position that reuse of the existing structure is "green" and eliminates unnecessary disposal of "perfectly good" construction materials. Although the applicant is proposing to keep the existing window openings in the converted garage, all other parts of this project, including the replacement garage, have been designed to comply with current zoning ordinance requirements. Staff discourages applications involving new habitable space within the setback, our current practice to encourage the re-use of existing resources may qualify this project for justification of a Modification approval. The lack of new window openings in the proposed conversion area allows maintenance of the existing structure without exterior changes and mitigates the impacts from which the ordinance provides protection.

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 reuse of the existing garage for habitable space, without creation of any new openings, allows it to continue to be a “good neighbor” without impacts to the adjacent neighbor.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 21, 2011

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470, ext. 4563

Michael R. Harrison

1337 Cliff Drive, Santa Barbara, CA 93109

21 March 2011

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

Re: Modification Request for 1337 Cliff Drive, Single Family, 045-041-004, R2

Dear Staff Hearing Officer:

There is an existing house with an attached 2-car garage (1,572 sq. ft.) on the property. The house and garage currently encroach into the interior setback one foot, on both the easterly and westerly sides of the property. The required setback on the side lots is 6 feet. The house and attached garage have building permits according to the City building files. The proposal is to build a 2-bedroom addition, a new 2-car garage, a new bathroom, and remove 1 existing bedroom and one bath. All of the new construction will be built within the required 6-ft property setbacks.

The modification being requested is to allow the existing garage located 1-foot within the required 6-foot side setback, be converted to living space. The encroachment will allow much of the existing wall and concrete footing to remain in place, to minimize waste and landfill material. There will be one small 3'x 4' window along this wall, that will not affect the bordering neighbor. The space directly adjacent to the wall will be used primarily for a closet, and a bedroom. The wall will be properly insulated for sound.

Figure 1 below provides an illustration of the proposed house and modification request. The fence along the property line is not shown in order to better illustrate the 5-foot setback for the existing garage structure, and the required 6-foot setback for the new structures. Figure 2 presents a photograph of the existing garage, from the front of the house. The neighboring house possesses a dining room addition, also built 1-foot within the required 6-foot set-back. The neighbor's dining room addition is directly adjacent to the existing garage. The neighbor's dining room addition was built prior to 1993 (the year I purchased the 1337 Cliff Drive Property).

Sincerely,

Michael Harrison
1337 Cliff Drive Property Owner
(805) 886-8619

EXHIBIT B