



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 31, 2011
AGENDA DATE: September 7, 2011
PROJECT ADDRESS: 1506 Shoreline Drive (MST2011-00325)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *PPG for*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 5,274 square-foot site is currently developed with a 1,145 square foot one-story single family residence and an attached "as-built" 325 square foot garage. The proposed project is to demolish the "as-built" garage, construct a new 260 square foot detached one-car garage, a 6' high fence, and a 41 square foot utility closet addition to the existing single family residence.

The discretionary land-use applications required for this project are:

1. A Modification to allow the new garage to encroach into the required 6 foot interior setback (SBMC § 28.15.060 & 28.92.110); and
2. A Modification of the open yard area requirements (SBMC §28.15.060 & 28.92.110).

Date Application Accepted: August 18, 2011 Date Action Required: November 18, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Raymond Appleton	Property Owner:	Walter P. Ullmann
Parcel Number:	045-181-011	Lot Area:	5,274 sq. ft.
General Plan:	Residential, 5 units/acre	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	3%

Adjacent Land Uses:

North - Residential
South - Residential

East - Residential
West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,145 sq. ft.	1,186 sq. ft.
Garage	325 sq. ft (as-built)	260 sq. ft.
Open Yard Area	1,282 sq. ft.*	Approx. 1,064 sq. ft.

*with size and location of original garage

C. PROPOSED LOT AREA COVERAGE

Building: 1,551 sf 29% Hardscape: 1,234 sf 23% Landscape: 2,490 sf 48%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.48 Proposed FAR: 0.27 = 58% of Max. Allowed FAR

IV. BACKGROUND

The original 1946 building permit for the property was for construction of the residence and a detached 180 square foot garage. The original garage, which was removed without the benefit of permits, was located on the West interior property line and 5 feet from the rear property line. According to the applicant, the original garage was demolished and replaced with the existing unpermitted garage at an unknown date by a prior property owner. The City's archive plans show the original furnace and water heater located inside the dwelling. In 2005, a building permit was obtained to replace the furnace which was located inside the existing garage. City records show a different property owner in 1980 and that a Zoning Information Report was not obtained for the change in property ownership.

The project is exempt from Design Review and, as proposed, will qualify for a Coastal Exemption.

V. DISCUSSION

The project site is currently developed with a 1,145 square foot one-story, single-family residence and an attached "as-built" 325 square foot garage. The 325 square foot "as-built" garage would be removed as part of this application. The proposed project also includes construction of a new 260 square foot detached one-car garage, a new 6 foot high fence, and a 41 square foot utility closet addition to the existing single family residence.

Transportation Operations staff has reviewed the new garage and has determined that locating the garage within 3 feet of the interior property line and approximately 80 feet (instead of the required 75 feet) from the property line allows for adequate maneuvering, however a formal waiver for the backup distance is required. In addition, Transportation Operations staff has

requested that the driveway be maintained with a minimum width of 10 feet unobstructed. Therefore, staff recommends conditions below to address Transportation Operations comments.

Construction of the garage requires Modifications to allow new construction within the required 6 foot interior setback and within the required 1,250 open yard area. The original one-car garage was undersized to the current standard at 180 square feet. Current parking requirements for a one-car garage are minimum unobstructed interior dimensions of 10.5 feet x 20 feet for a total of 210 square feet. Current zoning standards also require two parking spaces for a single family dwelling. Because the proposed addition is less than 50% of the floor area that existed on the site in 1980, the parcel may continue its non-conformancy with providing one parking space as provided in the zoning ordinance. The proposed one-car garage would be 260 square feet including 50 square feet dedicated to storage.

Due to the undersized E-3 Zoned lot (5,275 square feet vs. 7,500 square feet required) and the modest size of the existing residence, staff supports the requested Modifications to allow the new garage in the required interior setback and open yard area to replace the original garage that was located closer to the interior and rear property lines, and to provide one covered parking space that meets current size requirements, with a modest amount of storage for the dwelling.

The proposed addition to the residence for a 41 square foot utility closet requires Modification approval to encroach within the required open yard area. Staff supports the requested Modification to allow the utility closet in the open yard area, as the existing furnace and water heater are located at the rear of the residence and the addition is minor. The required open yard for the property is 1,250 square feet and the proposed open yard is approximately 1,064 square feet, a 186 square foot reduction of the required open yard area. The resulting 1,064 square foot open yard area provides space on the 5,274 sq. ft. lot for adequate outdoor enjoyment by the occupants as intended by the code. In addition, the existing residence is located approximately 31 feet from the front property line and provides additional open space and usable outdoor space for the occupants at the front of the property although it does not meet the technical requirements to qualify as open yard area.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes 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 encroachments are appropriate and will allow for adequate maneuvering and minimal storage in a new one-car garage and provide an enclosure for the existing utilities located on the back side of the residence, while maintaining adequate area for open space and the occupant's outdoor enjoyment.

Said approval is subject to the following conditions:

1. A waiver of the driveway length shall be obtained from the Public Works Department.

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2. The driveway width shall be maintained at a minimum of 10 feet unobstructed.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 23, 2011

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

RAYMOND A. APPLETON
PERMIT PLANNERS
1482 EAST VALLEY ROAD #253
MONTECITO, CA 93108

TEL (805) 564-4800 FAX (805) 563-1952 CELL (805) 895-1414 E-MAIL: PERMITPLANNERS@EARTHLINK.NET

July 23, 2011

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

RECEIVED
AUG 04 2011
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 1506 Shoreline Drive
APN 045-181-011, Zone E-3 / SD-3

Dear Staff Hearing Officer:

Our firm represents the owner, Walter Ullman, in his goal to improve the property at 1506 Shoreline Drive by removing an unpermitted one-car garage built by a previous owner and replacing it with a new permitted one-car garage.

There is a permitted 1,224 square feet residence on the property with the unpermitted 343 square feet garage at the rear of the residence. The garage also serves to enclose the permitted forced air heater and water heater attached to the rear of the residence. The project will remove the unpermitted garage, and replace it with a 282 square feet (21' x 13'6") garage and a 45 square feet (3'8" x 12'4") utility closet attached to the rear of the residence.

Because of the small size of the property and the location of the existing residence, it was difficult to find a location at the rear of the residence where a garage could be placed. After several options were drawn and reviewed by the Transportation Division and the Zoning Division, the current project was considered most appropriate. The 282 square feet garage will encroach into the private rear yard far less than the existing unpermitted garage, still leaving 1,062 square feet of open yard. The new garage will also only need to encroach 3 feet into the 6 feet west side yard setback. The original permitted garage from 1948 was actually located on the west property line, leaving no setback. This original permitted one-car garage was demolished and replaced with the existing unpermitted garage at an unknown date by a previous owner. The existing forced air heater and water heater will continue to be located at the rear of the residence in the new utility closet.

In order to have the proposed garage approved, we are requesting a Modification of the west side yard setback to allow the garage to encroach 3 feet into the 6 feet west side yard setback at the rear of the property. We are also requesting a Modification of the private open yard area to allow 1,062 square feet instead of the 1,250 square feet. The approval of these two

EXHIBIT B

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Modifications will allow the property to be served by a legal permitted one-car garage, which allows for a much larger rear private yard. The new garage has been designed to match the appearance of the existing residence, with a flat roof and white rough stucco exterior. Two feet of the interior width of the new garage is also designed to provide storage shelves from floor to ceiling.

The owner believes this new attractive garage will be an improvement to the property, and requests your support.

Respectfully,



Raymond A. Appleton

Cc: Walter Ullman, c/o Carol Harris